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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 2
2/26/2008

**Re: VESTING TENTATIVE TRACT MAP NO. 53189-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced subdivision, which proposes to create 47 lots, consisting of 37 single-family lots, six open space lots, and four public facility lots, on approximately 185.8 acres in unincorporated County territory within the Santa Clarita Valley.

At the conclusion of the hearing, you indicated an intent to approve the subdivision with modifications and instructed our office to prepare findings and conditions for your approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARK J. SALADINO
County Counsel

By

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APPROVED AND RELEASED:

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Enclosures

c: Sachi A. Hamai, Interim Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER 53189-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on March 27, 2007, and February 26, 2008, in the matter of Vesting Tentative Tract Map No. 53189-(5) ("Vesting Map"). The Vesting Map was heard concurrently with Conditional Use Permit No. 00-81-(5) ("CUP"), and Highway Realignment Case No. 00-81-(5) ("Highway Realignment Case") (the Vesting Map, CUP, and Highway Realignment Case are collectively referred to as the "Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, CUP, and Highway Realignment Case on March 3, 2006, May 10, 2006, and August 16, 2006.

Summary of Project

2. The subdivider, Sun Cal Companies, requests the Vesting Map to subdivide approximately 185.8 gross acres of vacant, undeveloped land into 47 lots consisting of 37 single-family residential lots, six open space lots, and four public facility lots, in unincorporated County territory within the Santa Clarita Valley. Each of the 37 single-family lots will be one acre in size or greater and will be clustered on the western and northwestern portions of the site, and west of the San Francisquito Canyon Creek, which traverses the site north-to-south.
3. The CUP is a related request to: (a) authorize on-site grading in excess of 100,000 cubic yards; (b) ensure compliance with the requirements applicable to a density-controlled development pursuant to Los Angeles County Code ("County Code") section 22.56.205; and (c) ensure compliance with the requirements applicable to development within a hillside management area and a Significant Ecological Area ("SEA") pursuant to County Code section 22.56.215.
4. The Highway Realignment Case is a related request to realign San Francisquito Canyon Road, designated a limited secondary highway on the Master Plan of Highways under the Santa Clarita Valley Area Plan ("SCVAP") adopted in 2012. The Highway Realignment Case would authorize a paper realignment of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane to reflect the actual location of the physically existing roadway, which is outside of the San Francisquito floodplain and SEA.

Site Description

5. As more fully explained in paragraphs 36 through 38, below, the SCVAP was originally adopted by the Board in February 1984 ("1984 SCVAP"). In November 2012, after the Board closed the public hearing for the Project and indicated its intent to approve the Project, the Board adopted a revised SCVAP ("2012 SCVAP") which made a number of changes affecting the Project site, including

changing the site's land use designation and zoning, as well as revisions to the SEA on the site. However, the 2012 SCVAP specifically exempts developments such as the Project from the 2012 SCVAP's provisions. In addition, Government Code section 66474.2(a) requires that the decision to approve the Vesting Map be based on the ordinances, policies, and standards in effect as of the date the Vesting Map application was deemed complete, except in certain situations not applicable to the Project. For these reasons, the descriptions of the site below refer to the land use, zoning, and SEA designations in effect under the 1984 SCVAP. Descriptions of land uses and zoning on surrounding properties refers to those land uses and zones currently existing and/or in effect under the 2012 SCVAP.

6. The site consists of one lot approximately 185.8 gross acres in size. The site is generally located between Stoney Creek Drive and Avenida Rancho Tesoro to the west, and San Francisquito Canyon Road to the east. The intersections of Cherokee Canyon Lane and San Francisquito Canyon Road to the north, and Lowridge Place and San Francisquito Canyon Road to the south, demarcate the approximate northern and southern boundaries of the site.
7. The site is undeveloped and irregularly shaped, with flat to steeply sloping terrain. San Francisquito Canyon Creek flows north-to-south through the eastern portion of the site, and is designated as SEA No. 19 in the General Plan.
8. The site is depicted within the "N-1" (Non-Urban 1 – Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Land Use Policy Map of the 1984 SCVAP. Approximately 127 acres of the site are within the N-1 category, 54 acres within the W category, and five acres within the HM category. Under the 1984 SCVAP, approximately 103 acres on the western portion of the site were zoned A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Lot Area), and the remaining approximately 83 acres on the eastern portion of the site were zoned R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area).
9. Surrounding zoning within a 500-foot radius includes:

North:	A-2-2;
South:	A-2-2; R-3 (Limited Multiple Residence) and O-S (Open Space);
East:	A-2-2 and R-1 (Single-Family Residence); and
West:	A-2-2 and R-1.
10. Surrounding land uses within a 500-foot radius include:

North:	Single-family residences, a triplex, a warehouse, and undeveloped land;
South:	Condominiums and undeveloped land;
East:	Single-family residences and undeveloped land; and

West: Single-family residences, a park, an elementary school, and undeveloped land.

11. The Vesting Map and Exhibit "A" associated with the CUP depict 47 lots, consisting of 37 single-family residential lots, six open space lots, and four public facility lots. The single-family residential lots range from a minimum one acre to over two acres in size, and will be clustered around two proposed streets, "A" street and "B" street, in the western and northwestern portions of the site. "A" street will travel north-south along the western portion of the site, from the site's southern to northern boundaries. "B" street will travel east-west along the northern portion of the site, from the westernmost boundary of the site and terminating at "A" street. The six open spaced lots are dispersed throughout the site, and comprise approximately 70 percent (130.2 acres) of the site. In particular, the eastern portion of the site, including the San Francisquito Canyon Creek, will remain open space. San Francisquito Canyon Road is located to the east of San Francisquito Canyon Creek and traverses the eastern portion of the site in a north-south direction. Development on the site will not take access from San Francisquito Canyon Road. The four public facility lots are located near the single-family residential lots and will be developed as debris basins.
12. Access to the site is provided by Stoney Creek Road to the southwest, which will connect to "A" street and Avenida Rancho Tesoro to the west, which will connect to "B" street. Stoney Creek Road and Avenida Rancho Tesoro are part of the road system in the adjacent Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the site. There will be no access to the developed portion of the site from San Francisquito Canyon Road.
13. A network of existing trails will be maintained on the site, including the Clifflie Stone, Butterfield Overland, Lady Linda, and Harris Trails. In addition to existing trails, the Project will provide a horse access path outside of the public right-of-way through Lot Nos. 24 through 32, which are located along "A" street.
14. Domestic water for the Project will be provided by the Newhall County Water District. Public sewer service will be provided by the County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The Project is within the boundaries of Saugus Union School District.
15. Shopping and employment opportunities are available to the south of the site on Copper Hill Drive, as well as within the City of Santa Clarita, a short distance from the site.

Summary of Commission Proceedings

16. In June 2000, prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California

Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Department of Regional Planning ("Regional Planning") staff determined that an environmental impact report ("EIR") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring Plan ("MMP") prepared for the Project.

17. As of November 2005, prior to the Commission's public hearing on the Project, the subdivider proposed to create 60 single-family lots, three open space lots, and three public facility lots on the site. The single-family lots ranged in size from approximately 8,200 to 37,336 square feet in net area, with the three open space lots comprising approximately 80 percent (148 acres) of the site.
18. The Commission held a duly-noticed public hearing on the Project on March 29, 2006. At the hearing, the Commission heard a presentation from Regional Planning staff and the subdivider's representatives. Members of the public testified in opposition to the Project, primarily raising concerns that the Project was not consistent with the equestrian and rural uses in the surrounding area. After hearing all testimony, the Commission continued the public hearing to May 10, 2006, and directed Regional Planning staff to work with the subdivider to redesign the Project to better accommodate equestrian and rural uses in keeping with the existing community.
19. In or about May 2006, prior to the Commission's continued public hearing on the Project, the subdivider submitted revised maps to Regional Planning depicting a total of 63 lots, consisting of 56 single-family lots, three open space lots, and four public facility lots. The 56 single-family lots were larger than previously proposed, ranging in size from a minimum of 15,000 square feet to approximately two acres. The subdivider proposed to cluster 53 of the single-family lots along the western and northwestern portions of the site, and to locate three approximately two-acre lots along San Francisquito Canyon Road on the eastern portion of the site. As revised, the three open space lots comprised approximately 72 percent (134 acres) of the site.
20. The Commission held a continued public hearing on the Project on May 10, 2006. Regional Planning staff gave a presentation explaining the changes to the Project, including the reduction of single-family residential lots from 60 lots, as originally proposed, to 56 lots with increased sizes to reflect the equestrian and rural nature of the community. Staff further reported, however, that while the proposed redesign was more consistent with an equestrian and rural community, some proposed changes, including expanding lot lines and locating three single-family residential lots along San Francisquito Canyon Road, were more harmful to sensitive habitat on the site. The applicant testified in favor of the Project, stating that the Project as proposed created an equestrian community which properly transitioned from the higher density residential uses in the neighboring

Tesoro development. Members of the public testified in favor of and against the Project. Project proponents testified, among other things, that the Project would improve access to surrounding properties which are prone to fire and flooding. Project opponents testified, among other things, that smaller lots on the Project would not support an equestrian lifestyle, and that the Project would harm the San Francisquito Canyon Creek habitat. After hearing all testimony, the Commission expressed concern regarding the Project's impacts to sensitive habitat on the site, and questioned whether the smaller lots on the Project would support an equestrian lifestyle. The Commission continued the public hearing to August 16, 2006, and directed the subdivider to redesign the project to reduce the number of lots and to increase the size of the remaining lots to accommodate the keeping of horses.

21. In or about June 2006, prior to the Commission's continued public hearing on the Project, the subdivider submitted revised maps to Regional Planning staff which depicted a total of 52 lots, consisting of 45 single-family lots, three open space lots, and four public facility lots. The 45 single-family lots ranged in size from a minimum of 15,060 square feet to approximately 1.37 acres. On average, the 45 single-family lots were larger than the 56 single-family lots previously proposed by the subdivider, and all single-family lots were proposed to be clustered on the western and northwestern portions of the site. As revised, the three open space lots comprised approximately 77 percent (143 acres) of the site.
22. The Commission held a continued public hearing on the Project on August 16, 2006. Regional Planning staff presented the redesigned Project to the Commission, and advised the Commission that the redesigned Project required further review from the County Subdivision Committee ("Subdivision Committee") and the County Significant Ecological Area Technical Advisory Committee ("SEATAC"). The subdivider testified that the redesigned Project avoided sensitive habitat on the site and was consistent with an equestrian and rural community, and supported equestrian uses. Members of the public testified in opposition to the Project, raising concerns similar to those raised in the prior public hearing sessions for the Project, including that the Project was inconsistent with the existing equestrian and rural community. After hearing all testimony, the Commission closed the public hearing and indicated its intent to approve the Vesting Map, CUP, and Highway Realignment Case, subject to review and clearance by the Subdivision Committee.
23. Following the public hearing session on August 16, 2006, the subdivider successfully cleared the revised Project with the Subdivision Committee and SEATAC.
24. The Commission considered the Project at its regular meeting on December 13, 2006, during the consent portion of its meeting. The Commission: (a) certified the Final Environmental Impact Report ("Final EIR") for the Project, which concluded in part that short-term air quality impacts from Project construction

could not be mitigated to a less than significant level; (b) adopted the related environmental findings of fact and statement of overriding considerations ("Findings of Fact and SOC") and MMP for the Project; and (c) approved the Vesting Map, CUP, and Highway Realignment Case.

25. Pursuant to County Code section 22.60.230, the Commission's approval of the Project was appealed to the Board.

Summary of Board Proceedings

26. The Board conducted a duly-noticed public hearing on the Project on March 27, 2007. The Board heard a presentation from Regional Planning staff, as well as testimony from the applicant and members of the public. Regional Planning staff testified, among other things, that the Project had been redesigned to include fewer and larger lots to maintain the rural character of the community and to accommodate the keeping of horses. The subdivider's representative testified, among other things, that the Project was sensitive to the environment on the site, included clustered residential lots to allow 75 percent of the site to remain permanent open space, and that the subdivider had worked closely with the community to reduce the number of lots and increase the size of the lots to remain consistent with the existing rural and equestrian community. Members of the public testified both in favor of and against the Project. Project proponents testified that the Project would improve access to neighboring parcels, and that the Project conformed to the existing community. Project opponents raised concerns, among others, that the Project was not consistent with the rural character of the existing community or equestrian uses. A neighbor, Ray Vizcarra, testified that the Project would cut off access to, and landlock, his parcel. After hearing all testimony, the Board continued the public hearing to June 26, 2007, and instructed Regional Planning staff to report back to the Board with a redesigned map and proposed conditions, after review by the Subdivision Committee, for a redesigned project containing single-family lots of a minimum one acre in size, and to report back on any issues of access to Mr. Vizcarra's property.
27. On June 26, 2007, and again on September 5, 2007, November 27, 2007, and January 22, 2008, the Board continued the public hearing on the Project without discussion.
28. Prior to the Board's continued public hearing on the Project, the subdivider submitted to Regional Planning revised maps for the Project which depicted 51 total lots, consisting of 41 single-family residential lots, six open space lots, and four public facility lots. All 41 single-family lots were clustered on the western and northwestern portions of the site. As revised, the six open space lots comprised approximately 70 percent (130 acres) of the site. In addition, the revisions reduced total grading for the Project by approximately 35,000 cubic yards. As directed by the Board during the March 27, 2007 public hearing, the

subdivider presented the revised Project to the Subdivision Committee, which reviewed and cleared the revised Project, subject to recommended conditions.

29. Also prior to the Board's continued public hearing on the Project, Regional Planning staff and the subdivider worked with Mr. Vizcarra to resolve issues of access to his property. Regional Planning staff determined that Mr. Vizcarra would have access to his property via a dedicated public street within the Tesoro development adjacent to the Project site.
30. In or about November 2007, a Comparative Impact Analysis for Revised One-Acre Lot Tract Map ("Comparative Analysis") was prepared for the Project to provide a comparative evaluation of the potential environmental impacts between the Project as approved by the Commission and the revised Project with minimum one-acre lots, as directed by the Board during the March 27, 2007, public hearing on the Project. The Comparative Analysis concluded that the impacts of the revised Project would reduce or be similar to those analyzed in the Final EIR considered by the Commission. However, the Comparative Analysis proposed revisions to the MMP for the Project to address changes in the intensity of certain impacts and new lot numbering.
31. On or about February 22, 2008, a technical memorandum was prepared summarizing new information concerning water supply for the Project, including a federal court decision regarding the State Water Project pumping and the federal Endangered Species Act; a federal court order setting forth interim remedies to protect Delta smelt; the publication of technical information about water supply incorporating the interim remedies; and the availability of more advanced global warming modeling. The technical memorandum updated the water supply analysis for the Project, analyzed impacts previously analyzed in the Final EIR considered by the Commission, and concluded that the potential environmental impacts to water supply remain less than significant. The technical memorandum further concluded that recirculation of the draft EIR for the Project was not necessary pursuant to Public Resources Code section 21092.1 and CEQA Guidelines section 15088.5.
32. The Board held a continued public hearing on the Project on February 26, 2008. Regional Planning staff gave a presentation regarding the revised Project design, and advised the Board that issues of access to Mr. Vizcarra's property had been resolved. The subdivider's representative testified that the revised Project sets aside 70 percent of the site as permanent open space, incorporates rural road standards as requested by the community, preserves on-site cherry woodlands, and contains only equestrian-sized lots of one acre or larger. The subdivider's representative further testified that over 50 letters had been submitted in favor of the Project. Members of the public testified in favor of and against the Project. Project proponents gave similar testimony as that presented at prior Board and Commission public hearings on the Project. Project opponents raised concerns similar to those raised at prior Board and Commission public hearings on the

Project, and raised the additional concerns, among others, that the Project did not incorporate two-acre sized lots for equestrian uses.

At the conclusion of the February 26, 2008 public hearing, the Board denied the appeal, certified the Final EIR for the Project, adopted the related Findings of Fact and SOC, adopted the MMP, and indicated its intent to approve the Project, subject to the condition that the subdivider redesign the Project to combine the seven northernmost lots on the site into three new lots each with a minimum size of two acres. Specifically, the Board directed the subdivider to combine Lot Nos. 11 and 12 into one lot, and Lot Nos. 13, 14, 15, 16, and 17 into two separate lots with a minimum size per lot of two acres.

33. In or about October 2012, the subdivider submitted revised maps for the Project which contained a total of 47 lots, consisting of 37 single-family residential lots, six open space lots, and four public facility lots. Consistent with the Board's direction at the February 26, 2008, public hearing, the revised Project combined Lot Nos. 11 and 12 into one two-acre lot, Lot Nos. 13 and 14 into one 2.04-acre lot, and Lot Nos. 15, 16, and 17 into one 3.23-acre lot. Other than combining the lots as directed by the Board, the revised Project contained no material changes to the Project.

2012 Santa Clarita Valley Area Plan (One Valley One Vision)

34. As explained in paragraph 5 above, the 1984 SCVAP was originally adopted by the Board on February 16, 1984. On November 27, 2012, the Board adopted a resolution repealing the 1984 SCVAP and adopting a revised 2012 SCVAP. The 2012 SCVAP became effective on December 27, 2012. The 2012 SCVAP is a component of "One Valley One Vision," a joint planning effort between the County and the City of Santa Clarita.
35. The 2012 SCVAP changed the land use designations, zoning, and SEA on the Project site. Specifically:
 - A. Under 1984 SCVAP, the land use designations on the site were "N-1," "W," and "HM." Approximately 127 acres of the site were within the N-1 category, 54 acres within the W category, and five acres within the HM category. The 2012 SCVAP changed the land use designation on the site to the RL5 – Rural Land 5 (NU3 – Non-Urban 3) land use category.
 - B. Under the 1984 SCVAP, approximately 103 acres on the western portion of the site were zoned A-2-2, and the remaining approximately 83 acres on the eastern portion of the site were zoned R-1-7,000. The 2012 SCVAP eliminated the R-1-7,000 zoning, and changed the zoning for the entire site to A-2-2.
 - C. Prior to the 2012 SCVAP, the SEA on the site was designated SEA No. 19 under the General Plan. The 2012 SCVAP incorporated the SEA on the site into the new Santa Clara River SEA, which encompasses the entire

County reach of the Santa Clara River. The newly designated SEA on the site encroaches into a small portion of Lot No. 11 and "A" street.

- D. Prior to the 2012 SCVAP, San Francisquito Canyon Road was designated as a secondary highway under the General Plan Highway Policy Map. The 2012 SCVAP re-designated a portion of San Francisquito Canyon Road, including the portion traversing the Project site, to a limited secondary highway.

36. The 2012 SCVAP contains a grandfathering provision whereby certain projects would still be reviewed for consistency under the 1984 SCVAP. Chapter VIII of the Introduction to the 2012 SCVAP provides:

Completed applications filed prior to the effective date of [the 2012 SCVAP] shall be allowed to be reviewed for consistency with the [1984 SCVAP]. Projects may be maintained as originally approved provided the approval is still valid and has not expired. Any subsequent change(s) of use or intensity shall be subject to the policies of this Area Plan.

37. Government Code section 66474.2(a) provides that, except in situations not applicable to the Project, "in determining whether to approve or disapprove an application for a tentative map, the local agency shall apply only those ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete"
38. The Board finds the Project is not subject to the provisions of the 2012 SCVAP. The subdivider filed a completed application for the Project prior to the effective date of the 2012 SCVAP, and has not proposed to change uses on the site, or to increase intensity of any uses on the site. The Board further finds that changes to the Project following the subdivider's filing of a complete application were directed by the Commission and/or the Board, and have the effect of reducing the number of single-family lots from an originally proposed 60 lots to 37 lots, as well as decreasing the Project's intensity of use and overall impact on the environment. Nevertheless, the Board further finds that the Project is consistent with both the 1984 SCVAP and the 2012 SCVAP, as specified below.
39. The Board finds the Project is consistent with the N-1, W, and HM land use categories under the 1984 SCVAP. The N-1 and HM categories allow residential uses. Based on slope density analysis required under the 1984 SCVAP for the HM land use category, these combined categories on the site permit a maximum of 61 dwelling units on the subject property. The Project proposes 37 single-family residential lots, which is less than the maximum number of dwelling units allowed on the site.

40. The Board finds the Project is consistent with the RL5 land use category under the 2012 SCVAP. The RL5 land use category permits single-family homes at a maximum density of 1 dwelling unit per 5 acres, as well as agricultural, equestrian, private recreational, and public and institutional facility uses. The RL5 land use category permits density-controlled development (clustering). The maximum number of dwelling units permitted on the site under the RL5 land use category is 37 dwelling units, which is consistent with the 37 single-family residential lots proposed as part of the Project. The Project also proposes to cluster the single-family residences away from the SEA on the site, preserving the majority of the site for open space.
41. The Board finds the Project is consistent with the A-2-2 and R-1-7,000 zones under the 1984 SCVAP. Both the R-1 and A-2 zones authorize density-controlled developments, with the approval of a conditional use permit. Pursuant to County Code section 22.08.040, a density-controlled development is a development containing the concentration of dwelling units on a portion or portions of a site, resulting in the remainder of the site being free of buildings or structures, as opposed to development spread throughout the entire lot or parcel. Density for a density-controlled development is computed by calculating the allowable density on a project level, rather than on a parcel-by-parcel basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed. The 37 single-family residential lots proposed for the site, with a minimum size of one acre per lot, are clustered in the western and northwestern portions of the site, leaving approximately 70 percent of the site as open space. The Project, including the size and clustered design of the single-family residential lots, as well as the open space provided, is consistent with the density allowed by the A-2-2 and R-1-7,000 zoning on the site, and the lot areas permissible under a density-controlled development. The Board further finds that, with the approval of the CUP, the Project is appropriately conditioned to comply with the requirements applicable to development within a hillside management area and SEA.
42. The Board finds the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan and the 1984 SCVAP. The Project increases the supply and diversity of housing, promotes the efficient use of land through a more concentrated pattern of development, preserves over two-thirds of the site as permanent dedicated open space, clusters development outside of the boundaries of an SEA, maintains the rural and equestrian character of the existing community, and is located near shopping, recreational, and commercial centers. For these same reasons, the Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the 2012 SCVAP.
43. The Board finds the equestrian uses contemplated as part of the Project are consistent with the A-2-2 and R-1-7,000 zones under the 1984 SCVAP. The Project clusters development in the portion of the site zoned A-2-2. The keeping

of horses and related activities are allowed in the A-2 zone pursuant to County Code section 22.24.120.B.

44. The Board finds the Project is consistent with the A-2-2 zone under the 2012 SCVAP for the same reasons described in paragraphs 42 and 43, above.
45. The Board finds the design of the Project minimizes impacts to resources contained in the hillside management area and SEA on the site. Development on the site is clustered in the western and northwestern portions of the site, outside the boundaries of the SEA and away from the steepest terrain on the site. The Board further finds that, with the approval of the CUP, the Project is appropriately conditioned to comply with the requirements for development in a hillside management area and on a parcel containing an SEA.
46. The Board finds the Project is appropriately conditioned to incorporate rural street standards, which may include reduced pavement width, reduced street lighting to protect night skies, rolled curbs or no curbs, and no sidewalks, in order to preserve the existing rural community character.
47. The Board finds the subdivider has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval, and the conditions of approval for the CUP, will ensure compatibility with surrounding land uses and consistency with all applicable General Plan and 1984 SCVAP and 2012 SCVAP policies.
48. The Board finds that the Project site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street(s), will be served by public sewer facilities and water supplies to meet anticipated domestic and fire suppression needs, and will mitigate flood and geologic hazards in accordance with the requirements of the County Department of Public Works.
49. The Board finds that the design of the subdivision and its proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soil factors are appropriately addressed in the conditions of approval for the Project.
50. The Board finds that the design of the subdivision and its proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. While the San Francisquito Canyon Creek and Santa Clara River SEA traverse the site, development within the site will be clustered away from the creek and outside the boundaries of the SEA, and is not expected to have a significant impact to the riparian habitat on the site.
51. The Board finds that the Project is appropriately conditioned to require the subdivider to dedicate the open space lots within the Project as permanent open

space, and will grant the County the right to enforce such dedication. The Board further finds that the Project is appropriately conditioned to require the subdivider to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and landscape maintenance in common areas.

52. The Board finds that the design of the subdivision provides for future passive or natural heating and cooling opportunities, as feasible therein.
53. The Board finds that the division and development of the property in the manner set forth on the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Vesting Map because the design and development as set forth in the conditions of approval for the Project and on the Vesting Map provide adequate protection for any such easements.
54. The Board finds that the discharge of sewage from the Project into the public sewer system will not violate the requirements of the Los Angeles Regional Water Quality Control Board pursuant to Division 7 of the California Water Code (commencing with section 13000).
55. The Board finds that, consistent with Article 3.5 of Chapter 4 of the California Subdivision Map Act (California Government Code section 66478.1, et seq.), the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
56. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan and the 1984 SCVAP and 2012 SCVAP.
57. The Board finds that this tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of County Code sections 21.38.010 through 21.38.080.
58. The Board finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to Fish and Game Code section 711.4.
59. The Board finds that the subdivider will be required to pay the applicable County library facilities mitigation fee pursuant to the County Code.
60. The Board finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board has reviewed and considered the Final EIR, along with its associated MMP, Findings of Fact and SOC, and finds that it reflects the independent judgment of the Board. The Findings of Fact and SOC are incorporated herein by this reference, as if set forth in full. As stated in the Final EIR and the Findings of Fact and SOC, Project

development will result in short-term construction impacts to air quality which will be significant. Other than short-term construction impacts to air quality, potentially significant impacts to the environment will be reduced to a less than significant level, with the mitigation measures identified in the Final EIR and incorporated as conditions to the Vesting Map and CUP. The Board further finds that, with respect to the adverse effects upon air quality during construction, the substantial benefits resulting from the Project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and SOC.

61. The Board finds that the Comparative Analysis correctly concludes that the impacts of the Project as approved will reduce or be similar to those analyzed in the Final EIR considered by the Commission, and that the revised MMP provided in the Comparative Analysis ensures that impacts associated with revisions to the Project will remain similar to or less than those analyzed in the Final EIR approved by the Commission.
62. The Board finds that new information concerning water supply analyzed in the technical memorandum dated on or about February 22, 2008, correctly concludes that the Project's potential environmental impacts to water supply remain less than significant. The Board further finds that the new information concerning water supply analyzed in the technical memorandum does not require recirculation of the Draft EIR.
63. The Board finds that the MMP for the Project is consistent with the conclusions and recommendations of the Final EIR, and identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The Board further finds that the MMP's requirements are incorporated into the conditions of approval for the Project.
64. The Board finds that approval of the Project is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the CUP and Highway Realignment Case.
65. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the

Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the Final EIR and adopted the Findings of Fact and SOC and the MMP, finding that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, and found that the unavoidable significant effects of the Project after adoption of said mitigation measures are described in those Findings of Fact and SOC; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC; and

2. Approves Vesting Tentative Tract Map No. 53189-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 53189-(5)**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 00-81-(5) ("CUP"), Highway Realignment Case No. 00-81-(5) ("Highway Realignment Case"), and the Mitigation Monitoring Plan ("MMP") associated with the Final Environmental Impact Report ("Final EIR") for this project, all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 53189-(5) ("Vesting Map"). A copy of the MMP is attached to these conditions and made a part hereof by this reference.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
3. Prior to the recordation of the final map or any final unit map, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the conditions of this grant and the associated CUP and Highway Realignment Case have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by this condition No. 3, and until all required monies have been paid pursuant to Condition Nos. 23 and 25. Notwithstanding the foregoing, this Condition No. 3 and Conditions Nos. 2, 5, 6, 7, 23, and 25 shall become immediately effective upon final approval of this grant by the County.
4. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this entire grant shall be void and the privileges granted hereunder shall lapse.
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, which action is brought within the applicable time period of section 66499.37 of the California Government Code, or any other applicable limitation period. The County shall notify the subdivider of any such claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, administrative record preparation, attorneys' fees, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with County Code section 2.170.010.

7. This grant shall expire within the times and pursuant to the terms specified in Title 21 of the County Code and/or the California Subdivision Map Act.
8. Except as otherwise specified in the conditions of approval for the related CUP and Highway Realignment Case, the subdivider shall conform to the applicable requirements of Zone A-2-2 and R-1-7,000.
9. Permission is granted to adjust lot lines between units subject to the review and approval of Regional Planning and the County Department of Public Works ("Public Works").
10. Permission is granted to record multiple final maps. Each final unit map that is recorded shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan and Title 22 of the County Code. The boundaries of any final unit map to be recorded by the subdivider shall be subject to the review and approval of the County Subdivision Committee ("Subdivision Committee").
11. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of the Subdivision Committee, an updated phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, the expected boundaries and phasing of all future final unit maps, and a summary sheet indicating the number and type of all lots shown, on the current and previous final unit maps.

12. This grant and the related CUP and Highway Realignment Case authorize the division of land and development of a density-controlled development within a hillside management area and on an existing lot containing a significant ecological area ("SEA"). The subdivision shall conform to the conditions of approval of the CUP and Highway Realignment Case with respect to the clustering of lots on the site. In addition, density-controlled development allows the averaging of lot areas to conform to the minimum lot area requirements of the applicable zone. The subdivision shall conform to the minimum lot area requirements in the A-2-2 and R-1-7,000 zones, as averaged pursuant to the provisions governing density-controlled development in the County Code and the Santa Clarita Valley Area Plan adopted in 1984 ("1984 SCVAP").
13. Prior to the recordation of a final map or any final unit map, the subdivider shall dedicate to Lot No. 42, as designated on the approved tentative map and Exhibit "A," the right to restrict vehicular access on San Francisquito Canyon Road.
14. The subdivider shall provide street frontages for each lot in accordance with County Code section 21.24.300, and shall provide radial or approximately radial lot lines for each lot, to the satisfaction of the Director and the Director of Public Works.
15. The subdivider shall ensure, to the satisfaction of the Director of Regional Planning ("Director") and the Director of Public Works, that each flag lot within the subdivision contains a paved access strip of at least 20 feet wide for single access and dual access strips, and 24 feet wide for access strips providing greater than dual access.
16. Rural cross sections shall be used for all interior streets, to the satisfaction of the Director and the Director of Public Works.
17. Prior to recording a final map or any final unit map, the subdivider shall grant to the County the right to prohibit all development and the construction of any structures within the open space lots within the project, and shall label all such lots as "restricted use area – permanent open space" on the final map or final unit map containing any such lot or lots. The grant of such rights shall be in a form acceptable to the Director.
18. Permission is granted to create additional open space lots, to the satisfaction of the Director.
19. The subdivider shall number all open space lots on the final map, or on any final unit map containing an open space lot, and shall ensure such open space lots are accessible via a minimum 15-foot-wide access strip, to the satisfaction of the Director. The Director may waive the requirements of this condition if the Director determines, in his or her sole discretion, that the access required by this

condition is not necessary for the care, maintenance, and fire suppression of an open space lot.

20. Prior to the recordation of a final map or any final unit map, the subdivider shall submit a landscaping plan for review and approval by the Director which provides for: (a) the installation and maintenance of an irrigation system and the planting of slopes in accordance with the County Grading Ordinance; and (b) the planting of street trees on all interior streets within the subdivision. The conditions, covenants, and restrictions ("CC&Rs") for the project shall provide for the continued maintenance of the irrigation system and planted slopes.
21. Prior to the recordation of a final map or any final unit map, the subdivider shall work with the Director and the Director of Public Works, to their satisfaction, to prepare any reports, studies, or other documents necessary to evaluate and form a lighting and maintenance district pursuant to the California Streets & Highways Code sections 22500, et seq., for the purpose of installing and maintaining landscaping and general lighting within the common and public areas of the subdivision. The subdivider shall be responsible for all costs associated with the formation of such district, and shall bond with Regional Planning or Public Works as necessary to ensure that such costs are paid if they will be incurred subsequent to the recordation of a final map or any final unit map. The Director may waive the requirements of this condition if, in the Director's sole discretion, the Director determines that the subdivider has provided other equivalent or better means for the installation and maintenance of landscaping and general lighting within the common and public areas of the subdivision, such as through CC&Rs or otherwise.
22. The subdivider shall comply with County Code section 21.32.195 with respect to the planting of trees within all single-family residential lots. Prior to the approval of a final map or any final unit map, the subdivider shall submit to the Director for review and approval a site plan or landscape plan depicting the location and species of each tree intended to be planted, and shall post a bond with Public Works, or provide other assurances to the satisfaction of the Director, ensuring that the planting of the required trees will occur.
23. Within three days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Public Resources Code section 21152. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 711.4. The subdivider shall pay the fee in effect at the time of the filing of the NOD, currently \$3,029.75 for an environmental impact report, plus a \$50 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

24. The conditions, changes, and/or mitigation measures set forth in the Final EIR, as revised in the Comparative Impact Analysis for Revised One-Acre Lot Tract Map, dated November 5, 2007, and the associated MMP are incorporated by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval prior to the recordation of a final map and/or each final unit map describing the status of the subdivider's compliance with the required project conditions, changes and/or mitigation measures.

The reports shall be submitted in the following sequence:

- A. Prior to or concurrent with a final map or final unit map which the subdivider submits to Regional Planning for review and approval.
 - B. Prior to or concurrent with the subdividers's submittal of a revised Exhibit "A" to Regional Planning for the purposes of obtaining a grading permit.
 - C. Prior to the issuance of any building permit for the project.
 - D. Prior to the issuance of any certificate of occupancy for the project.
 - E. As frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed.
25. Within 30 days following the final approval date of this grant, the subdivider shall deposit the sum of \$6,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.
26. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the CUP and Highway Realignment Case, which are incorporated by this reference, and all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.
27. Within 30 days following the final approval date of this grant, the subdivider shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. Prior to recordation, the subdivider shall submit a draft of the covenant to Regional Planning for review and approval.

28. The subdivider shall not obtain any grading permit for the project prior to the recordation of any final unit map, unless the subdivider submits a revised Exhibit "A" to Regional Planning for review and approval, and the Director determines that the proposed grading conforms to the conditions of this grant, and to the conditions of the CUP.
29. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the subdivider shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.
30. All development pursuant to this grant must be kept in full compliance with the County Fire Code, to the satisfaction of the County Fire Department.
31. All development pursuant to this grant shall conform to the requirements of the Public Works, to the satisfaction of said department.

Attachments:

Mitigation Monitoring Plan (Pages 1-12)

Subdivision Committee Reports (Pages 1-25)

Mitigation Measure	Timing	Responsible Party	Verification
Geotechnical Hazards (Section 3.1)			
MM 3.1-1 During construction, all grading and earthwork shall be conducted in conformance with the recommendations set forth in the geotechnical investigation and review sheets from A.G.I. Geotechnical, Inc.; shall be performed under the observation of a registered Geotechnical Engineer in order to achieve proper sub-grade preparation, selection of satisfactory materials, and placement and compaction of all engineered fill; and shall be verified by the Department of Public Works.	During all construction activities.	County Department of Public Works	Review of grading plans and on-site field check
MM 3.1-2 Compaction of alluvial and colluvial soils shall be required during grading and prior to fill replacement. The removed soil shall be re-compacted as engineered fill in accordance with the recommendations in the Geotechnical Investigation and Response to Review Sheets by AGI Geotechnical, Inc.; shall be performed under the observation of a registered Geotechnical Engineer; and shall be verified by the Department of Public Works. The specific depth and extent of removals shall be determined during grading based upon observation and testing. Removal of compressible materials shall be required in areas planned for development.	During grading activities.	County Department of Public Works	Review of grading plans and on-site field check
Flood Hazards (Section 3.2)			
MM 3.2-1 The Project Applicant shall submit a CLOMR to FEMA and receive a notice of approval from FEMA for the adjustment to the Zone A flood limits prior to any grading within existing FEMA flood limits. The existing FEMA flood limits will be fenced with chain link fencing during grading activities on the site until the CLOMR has been approved.	Prior to grading within the existing FEMA flood limits.	County Department of Public Works	Review CLOMR and notice of approval from FEMA
Fire Hazards (Section 3.3)			
MM 3.3-1 As required by Section 11172.1 of the County of Los Angeles Fire Code (Title 32), a fuel modification plan, landscape plan, and an irrigation plan shall be submitted to the Forestry Division and the County Department of Regional Planning and must be approved prior to the issuance of a grading permit. The project shall comply with the all applicable requirements of Los Angeles County Code Title 32, Fire Code.	Prior to the issuance of a grading permit.	County Department of Regional Planning and County Fire Department	Review of a fuel modification plan, landscape plan, and an irrigation plan
MM 3.3-2 The CC&Rs of the Homeowners Association shall state that structures constructed with flammable materials are prohibited in the backyards of Lots 24 through 32 in order to maintain the 100-foot fuel modification buffer without impacting the SEA. The HOA shall enforce this requirement.	Prior to issuance of building permits, the CC&Rs will be submitted to County for review.	County Department of Regional Planning	Review and recording of CC&Rs
MM 3.3-3 Prior to issuance of a building permit, the Project Applicant shall pay the required fire mitigation fee for fire services provided by the County of Los Angeles.	Prior to the issuance of a building permit.	County Fire Department	Receipt and/or proof of payment

Mitigation Measure	Timing	Responsible Party	Verification
Water Quality (Section 4.1)			
MM 4.1-1 Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the State Water Quality Control Board in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Storm Water Pollution Prevention Plan that incorporates Best Management Practices, including sandbags along roadways and temporary desilting basins, for minimizing construction-related pollutants in the site runoff.	Prior to the issuance of a grading permit.	County Department of Public Works	Review of approved NPDES General Construction Permit
MM 4.1-2 Prior to issuance of a grading permit, the Project Applicant shall apply for annexation into the service area of the Los Angeles County Sanitation District No. 36. The proposed project will comply with the Los Angeles County Sanitation District No. 36 requirements that prohibit the installation of self-regenerating water softeners. The Homeowners Association CC&Rs shall specifically prohibit the use of self-regenerating water softeners.	Prior to the issuance of a grading permit.	County Department of Public Works	Review of annexation application to Los Angeles County Sanitation District No. 36
MM 4.1-3 All storm drain inlets and catch basins with the project area shall be stenciled with prohibitive language (such as: NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. Signs and prohibitive language shall be posted at public access points along the San Francisco Canyon Creek within the project area and all signs and stencils shall be maintained by the Homeowners Association.	Prior to the issuance of certificate of occupancy.	County Department of Public Works	On-site field check
MM 4.1-4 The use of herbicides and pesticides will be prohibited from use on the manufactured slopes adjacent to the rear of Lots 24 through 32 along the SEA. The CC&Rs of the Homeowners Association will specifically prohibit the use of such chemicals by the landscape contractors hired by the HOA to maintain the common areas on the site.	Prior to issuance of building permits, the CC&Rs will be submitted to County for review.	County Department of Regional Planning	Review and recording of CC&Rs
Air Quality (Section 4.2)			
MM 4.2-1 Per the SCAQMD Rule 403 Implementation Handbook, the Project Applicant shall implement the following BMPs to minimize fugitive dust emissions. This requirement shall be included in the construction plans and verified by the County Engineer. <ul style="list-style-type: none"> Visible roadway dust tracked from the project site to public paved roadways as the result of active operations shall be removed at the conclusion of each workday. Gravel or a comparable substance shall be placed at the entrance to the project site to remove excess dust and debris from the tires of construction vehicles. 	During all grading and/or earthmoving activities.	County Department of Public Works	Review of construction plans and on-site field check

Mitigation Measure	Timing	Responsible Party	Verification
<ul style="list-style-type: none"> Bulk material tracked onto paved public roadways should either be prevented or removed within 1 hour. 			
MM 4.2-2 The Project Applicant will require that all coatings are SCAQMD-compliant and will use pre-coated materials to the extent feasible.	Prior to issuance of certificate of occupancy.	County Department of Public Works	On-site field check
MM 4.2-3 The following Mitigation Measures used in the URBEMIS 2002 model will reduce PM ₁₀ fugitive dust emissions and equipment gaseous emissions. <ul style="list-style-type: none"> Apply soil stabilizers to inactive areas. Replace ground cover in disturbed areas quickly. Water exposed surfaces three times daily. Cover all stockpiles with tarps. Water all haul roads three times daily. Reduce speed on unpaved roads to 15 miles per hour. Turn off equipment when not in use for longer than 5 minutes. 	During all construction activities.	County Department of Public Works	On-site field check
Biota (Section 4.3)			
<p>MM 4.3-1 The loss of coastal sage scrub, holly-leaf cherry woodland, and alluvial sage scrub (i.e., proposed roadway expansion) within the impact area is considered a significant impact. These vegetation types will be restored on site or, if appropriate, off site at a ratio of not less than 1:1, as agreed to by the County of Los Angeles Department of Regional Planning and the Project Applicant. A revegetation program will be implemented in accordance with a County-approved landscape palette on all graded areas not utilized for improvements or structures. The revegetation program will be submitted to the County of Los Angeles Department of Regional Planning for review and approval by a qualified biologist prior to issuance of grading permits. Restoration will consist of seeding and container planting of appropriate species. Impacts are considered less than significant after implementation of the following measures:</p> <p>A detailed restoration program will be developed prior to map recontouring and implemented and will contain the following items:</p> <ol style="list-style-type: none"> Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan will be specified. <i>Site selection.</i> The site(s) for mitigation will be determined in coordination with the Project Applicant and the Los Angeles Department of Regional Planning. The site 	Submit vegetation program prior to the issuance of a grading permit.	County Department of Regional Planning	Review of restoration program and on-site field check.

Mitigation Measure	Timing	Responsible Party	Verification
<p>will be located in a dedicated open space area and will be contiguous with other natural open space areas.</p> <p>c. <i>Site preparation and planting implementation.</i> The site preparation will include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e., duff); 4) soil treatments (i.e., imprinting, decompacting); 5) erosion control measures (i.e., ice or willow wattles); and 6) native seed mix application.</p> <p>d. <i>Schedule.</i> Establishment of restoration/revegetation sites will be conducted between October 1st and January 30th. Seeding and planting of container plants will take place immediately after preparation of the restoration sites.</p> <p>e. <i>Maintenance plan/guidelines.</i> The maintenance plan will include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting.</p> <p>f. <i>Monitoring Plan.</i> The monitoring plan will include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the County, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the County for 3 to 5 years. The monitoring will be conducted for 3 to 5 years, depending upon the performance of the mitigation site.</p> <p>g. <i>Long-term preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.</p> <p>h. <i>Performance standards</i> will be identified and will apply for the revegetation of sage scrub. Revegetation will be considered successful at 3 years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas.</p> <p>In addition, earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.</p>			

Mitigation Measure	Timing	Responsible Party	Verification
<p>MM 4.3-2 Upon completion of construction activities, impacts to approximately 0.17 acre of non-wetland ACOE and CDFG jurisdictional waters will be mitigated within the project boundaries through the creation of 0.17 acre of non-wetland jurisdictional waters. In addition to this assurance of "no net loss" of ACOE and CDFG jurisdictional area within the project boundaries, another 0.17 acre of non-wetland jurisdictional area will be restored or enhanced on the project site for a total of 2:1 replacement. Acquisition of a Section 404 "dredge and fill" permit from the ACOE (possibly through the use of Nationwide Permit No. 39), a Section 1602 "streambed alteration" permit from the CDFG, and a Section 401 water quality certification or waiver will be obtained from the Regional Water Quality Control Board.</p> <p>Prior to the final submittal of an application for an ACOE permit or CDFG agreement, the Project Applicant will develop a mitigation plan for the ACOE, CDFG, and Los Angeles Department of Regional Planning. The objective of the mitigation is to ensure no net loss of habitat values as a result of the project. The detailed restoration program will contain the following items:</p> <ul style="list-style-type: none"> a. Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists and maintenance personnel that would supervise and implement the plan will be specified. b. Site selection. The site(s) for the mitigation will be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space. c. Site preparation and planting implementation. The site preparation will include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e. duff); 4) soil treatments (i.e. imprinting, decompacting); 5) temporary irrigation installation; 6) erosion control measures (i.e. rice or willow wattles); 7) native seed mix application; and 8) native container species. d. Schedule. A schedule will be developed which includes planting to occur in late fall and early winter, between October 1st and January 30th. e. Maintenance plan/guidelines. The maintenance plan will include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. f. Monitoring Plan. The monitoring plan will include: 1) qualitative monitoring (i.e., photographs and general observations); 2) quantitative monitoring (i.e., randomly placed transects); 3) performance criteria as approved by the resource agencies; 4) monthly reports for the first year and bimonthly reports thereafter; and 	<p>Upon completion of construction activities and as required by ACOE and CDFG.</p>	<p>County Department of Regional Planning, U.S. Army Corps of Engineers, and California Department of Fish and Game</p>	<p>Review of mitigation plan and on-site field check.</p>

Mitigation Measure	Timing	Responsible Party	Verification
<p>5) annual reports which will be submitted to the resource agencies for 3 to 5 years. The site will be monitored and maintained for 5 years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to 5 years, the Project Applicant may request from ACOE and CDFG to be released from monitoring requirements.</p> <p>g. <i>Long-Term Preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.</p> <p>h. Performance standards will be identified and will apply for the restoration of riparian habitat. Revegetation will be considered successful at 3 years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas.</p> <p>This revegetation/enhancement plan may be combined with the revegetation plan required by Mitigation Measure 4.3-1, if appropriate.</p> <p>MM 4.3-3 Braunton's milk-vetch was not detected during the special status plant surveys. Prior to issuance of a grading permit, a follow-up survey for this species will be conducted in any area partially disturbed for surveyor access or geotechnical studies, or areas that may have recently burned in a wildfire. If Braunton's milk vetch is found in the study area during follow-up surveys, the applicant will be required to consult with the USFWS and CDFG to obtain a permit under Section 7 or 10(a) of the federal Endangered Species Act and a Section 2081 concurrence from CDFG under the State Endangered Species Act to impact this species. The consultation process will include preparation of a mitigation plan to avoid, relocate, or minimize impacts on this species. This plan will be submitted to and approved by the USFWS and CDFG.</p> <p>MM 4.3-4 Slender mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>gracilis</i>), possibly hybridized with club-haired mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>clavatus</i>), have been observed during special status plant surveys on the site. Impacts on the slender mariposa lily population are considered significant under the CEQA, but can be mitigated to a level less than significant by the following measures.</p> <p>a. Preparation and Submittal of Mitigation Plan: A Mitigation Plan will be prepared by a qualified Biologist. The plan will include: 1) a summary of mitigation area conditions; 2) a discussion of the mitigation program and anticipated success; 3) guidelines for mitigation area preparation; 4) guidelines for bulb collection; 5) guidelines for transplanting and replanting salvaged bulbs; 6) guidelines for long-term site maintenance and performance monitoring; 7) site status documentation; and 8) a discussion of site performance standards such as survival rate.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>County Department of Regional Planning</p>	<p>Review of follow-up Braunton's milk-vetch survey results</p>
<p>MM 4.3-4 Slender mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>gracilis</i>), possibly hybridized with club-haired mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>clavatus</i>), have been observed during special status plant surveys on the site. Impacts on the slender mariposa lily population are considered significant under the CEQA, but can be mitigated to a level less than significant by the following measures.</p> <p>a. Preparation and Submittal of Mitigation Plan: A Mitigation Plan will be prepared by a qualified Biologist. The plan will include: 1) a summary of mitigation area conditions; 2) a discussion of the mitigation program and anticipated success; 3) guidelines for mitigation area preparation; 4) guidelines for bulb collection; 5) guidelines for transplanting and replanting salvaged bulbs; 6) guidelines for long-term site maintenance and performance monitoring; 7) site status documentation; and 8) a discussion of site performance standards such as survival rate.</p>	<p>Submit lily mitigation plan prior to the issuance of a grading permit.</p>	<p>County Department of Regional Planning</p>	<p>Review of mitigation plan and on-site field check</p>

Mitigation Measure	Timing	Responsible Party	Verification
<p>b. Collection and Transplantation of Bulbs: Prior to any ground-disturbing activities, the slender mariposa lily population located within the project impact area will be transplanted to an on-site mitigation area. The mitigation area is located in Open Space Lot 47 and is outside of the proposed grading footprint and fuel modification areas. The bulbs will be transplanted directly into the mitigation area on the same day they are collected by a Landscape Contractor experienced in native habitat maintenance, and the plants will be protected from herbivores by the installation of wire cages.</p> <p>c. Supervision and Documentation of Transplantation: Bulb transplantation efforts will be documented by a Biological Monitor, who will keep field notes including the number and condition of bulbs transplanted.</p> <p>d. Establishment of Maintenance and Monitoring Plan: Performance criteria and remediation measures will be reviewed and approved by the County. Program monitoring will occur over a 5-year period, including qualitative monitoring visits during the first season after transplant, monthly visits during the first lily blooming season (February – June 2006) to assess establishment success, non-native species coverage, and general site conditions, and additional monitoring visits to assess site conditions that may affect future success of lily establishment.</p> <p>Remedial measures, such as invasive species control or soil amendments, will be recommended as needed in a timely manner to facilitate compliance with required performance standards. Any necessary contingency planting would be performed using seeds collected from adjacent lily populations located on the site, outside the project impact area.</p>			
<p>MM 4.3-5 A relocation program for the western spadefoot will be conducted during the spring prior to construction at the height of the breeding season for this species (February through May and as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort will be submitted and approved by CDFG prior to implementation of the relocation program. Results of the relocation program will be provided to CDFG and the County of Los Angeles.</p> <p>The intent of the relocation plan will be to capture and relocate as many western spadefoots as possible. Western spadefoots will be relocated to an area of suitable habitat that takes into consideration habitat requirements for all life stages of the toad, as approved by CDFG. The site will be granted to the County of Los Angeles and will be located in an area of preserved open space protected from future development. The relocation breeding pool will be no smaller in size, and similar or better in quality, as the habitat within the project impact area where the western spadefoots are captured.</p>	<p>Submit western spadefoot relocation plan prior to the issuance of a grading permit.</p>	<p>County Department of Regional Planning and California Department of Fish and Game</p>	<p>Review of relocation plan and on-site field check</p>

Mitigation Measure	Timing	Responsible Party	Verification
MM 4.3-6 A qualified Biologist, approved by the County, will install pit-fall traps and arrays beginning at least one week prior to the commencement of vegetation removal. The qualified Biologist will be present to monitor the traps during vegetation removal and will also opportunistically salvage and relocate the coastal western whiptail as well as other special status amphibians and reptiles to similar habitat within proposed open space in San Francisco Canyon.	Prior to commencement of vegetation removal.	County Department of Regional Planning	Review of survey results and on-site field check
MM 4.3-7 Trimming of some native plants and clearing of non-native invasive species for fuel modification will be monitored by a qualified Biologist if it occurs during the peak bird nesting season. If possible, dependent upon the growth cycle of targeted annuals and the requirements of the Fire Department, brush management will be conducted outside of the peak bird nesting season (March 15 to September 15) to ensure that potential impacts to nesting birds are avoided.	CC&Rs incorporating these provisions will be submitted to County for review prior to final map recordation.	County Department of Regional Planning	Review of CC&Rs
MM 4.3-8 Prior to the issuance of a grading permit, a Landscape Plan, prepared by HRP LandDesign, will be submitted and approved by the Los Angeles County Department of Regional Planning. The Landscape Plan requires the planting of native, drought-tolerant plant species. Implementation of the Landscape Plan and brush management requirements will be coordinated with the Project Biologist and approved by the Los Angeles Department of Regional Planning.	Prior to the issuance of a grading permit.	County Department of Regional Planning	Review of landscape plan and on-site field check
MM 4.3-9 Seven days prior to the start of construction activities, a qualified biologist will conduct a survey to determine if any raptors are nesting in or adjacent to the impact area. If nesting is not occurring, construction work can proceed. If an active nest is present, construction work will be prohibited within 500 feet of the nest (or as otherwise determined and approved by Department of Regional Planning Biologist) until fledglings have left the nest. Results of the surveys will be provided to CDFG and the County.	Seven days prior to the start of construction activities.	County Department of Regional Planning	Review of survey results
MM 4.3-10 Prior to the issuance of a grading permit, the Project Applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non-structural measures. The purpose of this Mitigation Measure is to insure that site runoff does not adversely affect SEA No. 19 and downstream biological resources.	Prior to the issuance of a grading permit.	County Department of Public Works	Review of application for NPDES permit and on-site field check

Mitigation Measure	Timing	Responsible Party	Verification
MM 4.3-11 The Codes, Covenants and Restrictions (CC&Rs) of the Homeowners Association (HOA) shall require that all backyard lighting in Lot 24 through Lot 32, which are adjacent to the SEA No. 19, must not be directed into the SEA. For these lots, all backyard lighting must be mounted to the home structure and may not be freestanding or placed on backyard fences.	Prior to the issuance of building permits, the CC&Rs will be submitted to County for review.	County Department of Regional Planning	Review and recording of CC&Rs and on-site field check
MM 4.3-12 The portion of SEA No. 19 located within the proposed project site will be recorded as Open Space Lot No. 46 with approval of the Tentative Tract Map. Backyard fencing will be constructed behind all lots to protect open space areas, including the SEA No. 19 upon completion of site preparation and grading. This fencing would be required in order to prevent intrusion by future residents of the development and their pets. The fencing will discourage people and pets from entering the SEA. The fence will include permeable materials (i.e., wrought iron) in order to maintain view from the properties. Signs will be evenly spaced along the western edge of the SEA near Lot 24 through Lot 32 indicating that areas on the other side of the signs contain sensitive biological resources. The signs will be installed and maintained throughout the life of the project by the HOA. The CC&Rs of the HOA shall disclose the existence of the SEA and the responsibility each homeowner has for ensuring its protection.	Prior to the issuance of building permits.	County Department of Regional Planning	On-site field check
MM 4.3-13 Should lighting be required by the County to illuminate San Francisco Canyon Road upon widening of the roadway, a lighting plan will be submitted to the County for review prior to approval of the roadway project. The lighting plan shall demonstrate that illumination from the proposed road expansion will be directed away from natural open space areas on and adjacent to the project impact area. If the County determines that the proposed lighting plan would potentially indirectly impact adjacent biological resources, the lighting plan will be redesigned or additional mitigation consistent with Mitigation Measure 4.3-15 will be required.	Prior to the initiation of the San Francisco Road expansion (if roadway expansion is required by the County of Los Angeles).	County Department of Public Works	Review of lighting plan
MM 4.3-14 Prior to the initiation of the San Francisco Road expansion and/or the Clifflie Stone Trail construction, a tree survey will be conducted within the area of the proposed roadway expansion and trail area. All trees meeting the County Oak Tree Ordinance requirements will be tagged, mapped, and evaluated to determine the approximate number of trees that would be impacted. Project design will be altered to avoid and minimize impacts on oak trees to the extent practicable, particularly if a heritage tree would be impacted. The heritage trees on the project site are adjacent to the proposed road alignment. Upon approval of the final design plans for the proposed roadway and trail alignment, the Project Applicant will develop a detailed oak woodland mitigation plan and submit the plan to the County for review and approval. The objective of the mitigation plan is to ensure no net loss of habitat values as a result of the project implementation. Required replacement trees shall be in the ratio of at least 2:1, consistent with the	Prior to the initiation of the San Francisco Road expansion and/or the Clifflie Stone Trail construction (if roadway expansion is required by the County of Los Angeles).	County Department of Regional Planning	Review tree survey results.

Mitigation Measure	Timing	Responsible Party	Verification
Los Angeles County Oak Tree Ordinances (Ord. 88-0157, adopted September 13, 1988). The mitigation plan shall require that a Biological Monitor be present during project grading to record the exact number of native trees impacted.			
MM 4.3-15 Prior to the issuance of a grading permit for the construction of the San Francisco Road expansion and/or the Cliffie Stone Trail, special status plant and wildlife surveys will be conducted. The results of these surveys and associated mitigation will be submitted to Los Angeles County Regional Planning Department for approval.	Prior to the issuance of a grading permit.	County Department of Regional Planning	Review results of special status plant and wildlife surveys
MM 4.3-16 Upon completion of the levee construction, the excavation area shall be entirely backfilled with existing San Francisco Creek soil and only the 4 horizontal feet of above ground levee "free board" space would be visible. The impacted area shall be restored onsite with alluvial sage scrub habitat in accordance with the requirements of the County of Los Angeles Department of Regional Planning approved revegetation program. The levee shall be constructed with ungrouted rip-rap, which would allow for percolation of water, accumulation of transported soils, and establishment of plant life.	Prior to issuance of building permit.	County Department of Regional Planning and Department of Public Works	Review revegetation program and on-site field check
Cultural Resources (Section 4.4)			
MM 4.4-1 In accordance with PRC 5097.94, if human remains are found, construction activity in the area of the find must halt and the Los Angeles County coroner must be notified within 24 hours of the discovery. If the coroner determines that the remains are not recent, the coroner will notify the Native American Heritage Commission for consultation.	During all construction activities.	County Department of Regional Planning	On-site field check
MM 4.4-2 The applicant shall agree to suspend construction in the vicinity of an archaeological resource encountered during ground-disturbing activities at the site and leave the resource in place until a qualified Archaeologist can examine them and determine appropriate Mitigation Measures.	During all construction activities.	County Department of Regional Planning	On-site field check
MM 4.4-3 A qualified Paleontologist shall be retained to attend pre-grade meetings and to monitor earthmoving activities, including grading and trenching below a depth of 8 feet in lower alluvial areas of the site and all grading and cutting in elevated hilly areas of the site. If fossil resources are uncovered, a subsurface evaluation may be needed to assess the discovery. In the event that fossils are exposed, the Paleontologist shall be allowed to temporarily divert or re-direct grading in the area of the exposure to recover potentially significant fossils. Because the Saugus Formation is known to contain tiny microfossils, the Paleontologist should periodically screen sediment samples in order to identify these resources. Excavated significant fossil finds shall be offered, on a first right-of-refusal basis, to a repository with a retrievable collection system and an educational and research interest in the materials.	Prior to commencement of grading activities and during grading activities.	County Department of Regional Planning	Retention of a qualified Paleontologist

Mitigation Measure	Timing	Responsible Party	Verification
such as the Natural History Museum of Los Angeles County.			
Visual Qualities (Section 4.5)			
MM 4.5-1 At the completion of construction activities, all manufactured slope areas shall be landscaped. Landscaping plans for the project site would use native vegetation (i.e., oaks, coastal sage scrub) on manufactured slopes that are adjacent to naturally vegetated areas to minimize the potential visual impacts of development. The plan materials, placement, and maintenance of the native revegetation would be approved by the Fire Department, Department of Regional Planning, and by the Project Biologist. The manufactured slope behind Lot 23 would be constructed at a 3:1 grade to ensure slope stability and to minimize potential erosion along the hillside area. This manufactured slope shall be contoured to reflect the natural topography to the greatest extent feasible in order to enhance the aesthetic qualities of the slope area.	Landscaping shall be completed prior to issuance of occupancy permits and the Landscape Plan shall be submitted and approved by the Department of Regional Planning prior to the issuance of a grading permit.	County Department of Regional Planning	Review of landscape plans and on-site field check
Traffic/Access (Section 5.1)			
MM 5.1-1 Prior to the issuance of occupancy permits, the Project Applicant will contribute its pro-rata fair share (1.3 percent) of the costs of restriping the McBean Parkway and Copper Hill Drive intersection.	Prior to the issuance of occupancy permits.	County Department of Public Works	Receipt and/or proof of payment
Sewage Disposal (Section 5.2)			
MM 5.2-1 Prior to the issuance of connection permits and building permits, the Project Applicant shall pay connection fees to the County Sanitation Districts of Los Angeles County.	Prior to the issuance of connection permits and/or building permits.	County Department of Public Works and County Sanitation Districts of Los Angeles County	Receipt and/or proof of payment
MM 5.2-2 After approval of the annexation by the Board of Directors of County Sanitation District No. 32 of Los Angeles County and prior to the issuance of occupancy permits, the Project Applicant shall pay annexation fees to the County Sanitation Districts of Los Angeles County.	After approval of the annexation by the Board of Directors of County Sanitation District No. 32 of Los Angeles County and prior to the issuance of occupancy permits.	County Department of Public Works and County Sanitation Districts of Los Angeles County	Receipt and/or proof of payment
Education (Section 5.3)			
MM 5.3-1 Prior to the issuance of a building permit, the Project Applicant shall pay developer fees to the Saugus Union School District pursuant to the requirements established in SB50.	Prior to the issuance of a building permit.	County Department of Public Works and Saugus Union School District	Receipt and/or proof of payment

Mitigation Measure	Timing	Responsible Party	Verification
MM 5.3-2 Prior to the issuance of a building permit, the Project Applicant shall pay developer fees to the William S. Hart School District pursuant to the requirements established in SB50, or shall negotiate a separate agreement with the WHSD for school mitigation.	Prior to the issuance of a building permit.	County Department of Public Works and William S. Hart School District	Receipt and/or proof of payment
MM 5.3-3 Prior to the issuance of a building permit, the Project Applicant shall pay the Facilities Mitigation Fee Program for library services.	Prior to the issuance of a building permit.	County Department of Public Works and County Public Library	Receipt and/or proof of payment
Water Utilities (Section 5.4)			
MM 5.4-1 Prior to issuance of a building permit, the developer shall submit to the NCWD all plans, designs, and fire department regulations for the development in order that the NCWD may design the necessary water system facilities required for the development in accordance with the NCWD's Rules and Regulations; or, at the NCWD's option, the water system may be designed by the developer, subject to the NCWD's review and approval.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Review of development plans
MM 5.4-2 Prior to the issuance of a building permit, the developer shall grant the NCWD any and all easements required for water service, together with a policy of title insurance, satisfactory to the NCWD, guaranteeing the NCWD's title to such easements.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Review of proposed easements
MM 5.4-3 Prior to the issuance of a building permit, the developer shall, in accordance with the NCWD's Rules and Regulations, and any required Water Service Agreement, pay all required fees and charges, including any required deposit amount in order to process plans, design and complete construction of required on-site and off-site improvements, and (if NCWD elects to design the water system) all costs and expenses of design.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Receipt and/or proof of payment
Environmental Safety (Section 6.1)			
MM 6.1-1 Prior to issuance of a building permit, the 2 abandoned oil wells on the project site will be re-abandoned according to current California Department of Conservation, Division of Oil, Gas, and Geothermal Resources standards. Vegetation temporarily impacted by the re-abandonment process will be reseeded with native plant material mix.	Prior to the issuance of a building permit.	County Department of Regional Planning and California Department of Conservation, Division of Oil, Gas, and Geothermal Resources	On-site field check

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53189 (Rev)

PP

Page 1/3

TENTATIVE MAP DATED 07-09-2007
EXHIBIT "A" MAP DATED 07-09-2007

The following reports consisting of 16 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53189 (Rev)

Page 2/3

TENTATIVE MAP DATED 07-09-2007
EXHIBIT "A" MAP DATED 07-09-2007

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the common driveways and multiple access strips to the satisfaction of Public Works.
10. Show open space note on the final map and dedicate residential construction rights over the open space lots.
11. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within lot 42, separated by San Francisquito Canyon Road, and connect said portions with a standard land hook.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

HCW
Rev. 08-21-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53189 (Rev)

Page 3/3

TENTATIVE MAP DATED 07-09-2007
EXHIBIT "A" MAP DATED 07-09-2007

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

^{DGR}
Prepared by Diego G. Rivera
tr53189L-rev11.doc

Phone (626) 458-4349

Date 08-02-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 53189

REVISED TENTATIVE MAP DATED 07/09/07
EXHIBIT MAP 07/09/07

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for debris basin s/inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
9. In the event that drainage acceptance letters and letters of intent for offsite work cannot be obtained for the improvements shown at the end of "B" street, "C" street and the northerly end of "A" street, the improvements will be set back to the minimum amount required to fit within the tract boundary shown as ALTERNATE "B", ALTERNATE "C" and ALTERNATE "A", respectively, on the revised drainage concept / SUSMP approved on 08/08/06 and to the satisfaction of Public Works. All onsite easements necessary for the construction of future roads and slopes will be required prior to final map approval.
10. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 53189

REVISED TENTATIVE MAP DATED 07/09/07
EXHIBIT MAP 07/09/07

11. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.

GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/29/07 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name _____

Yong Guo
YONG GUO

Date 07/26/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 1 Geologist
 1 Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP 53189

SUBDIVIDER Sun Cal Companies

ENGINEER B & E Engineers

GEOLOGIST & SOILS ENGINEER A.G.I. Geotechnical, Inc.

TENTATIVE MAP DATED 7/9/07 (Revised)

LOCATION Santa Clarita

REPORT DATE 5/25/07, 6/27/06, 9/21/04, 6/28/04, 3/11/04,
 10/1/03, 4/20/00

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated, or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s) _____, dated _____, refer to the Soils Report(s) by _____."
- ☒ The Soils Engineering review dated 7-23-07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by _____

Reviewed by _____

Geir Mathisen

Date 7/23/07

P:\gmepubl\Geology_Review\Geir\Review Sheets\District 8.2 (Santa Clarita)\Tracts\53189, TM17 APP.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 53189
Location Santa Clarita
Developer/Owner Sun Cal Companies
Engineer/Architect B & E Engineers
Soils Engineer A.G.I. Geotechnical, Inc. (13-2474-06)
Geologist A.G.I. Geotechnical, Inc.

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/9/07 (rev.)
Soils Engineering Report and Addenda Dated 5/25/07, 6/27/06, 9/21/04, 6/28/04, 3/11/04, 10/1/03
Additional Report by Geolabs - Westlake Village Dated 4/20/00
Previous Review Sheet Dated 6/12/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

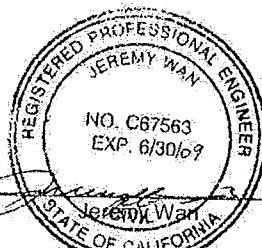
REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. PER THE SOILS ENGINEER, FILLS PLACED IN EXCESS OF 20 FEET FROM FINISH GRADE SHALL BE MOISTENED TO 2 TO 3% OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 92% RELATIVE COMPACTION.
- B. ONSITE SOILS ARE CORROSIVE TO METALS.
- C. POST TENSIONED SLAB SHALL BE USED TO MITIGATE THE DIFFERENTIAL SEISMIC SETTLEMENT.

Prepared by



Date 7/23/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepubl\Soils Review\Jeremy\ATR 53189, Santa Clarita, TTM-A_19.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Provide minimum landing area of 100 feet for local collectors and 50 feet for local access roads at a maximum 3 percent grade on all "tee" intersections.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Provide intersection sight distance with a design speed of 65 mph (725 feet) on San Francisquito Canyon Road from Lady Linda Lane (southerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works.

TENTATIVE MAP DATED 07-09-2007
EXHIBIT MAP DATED 07-09-2007

9. Provide intersection sight distance with a design speed of 40 mph (415 feet) on "A" Street from "B" Street (northerly direction) and from Lady Linda Lane (southerly direction), and on "B" Street from "C" Street (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
10. Provide property line return radii of 13 feet at all local street intersections.
11. Dedicate right of way 32 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267.
12. Make an offer of future right of way 40 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267. Eight feet of future right of way is required beyond the 32 feet dedicated right of way from centerline.
13. Dedicate slope easement along the property frontage San Francisquito Canyon Road to the satisfaction of Public Works.
14. Permission is granted to vacate excess right of way on San Francisquito Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.
15. Dedicate the right to restrict vehicular access on San Francisquito Canyon Road to Lot 42.
16. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
17. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, and "C" Street. The alignment on "A" Street in the vicinity of the southerly tract boundary and "B" Street in the vicinity of the westerly tract boundary must be compatible Tract 51644 to the satisfaction of Public Works.
18. Re-offer private and future right of way 30 feet from centerline within the boundary of the property on Cherokee Canyon Lane to the satisfaction of Public Works.

TENTATIVE MAP DATED 07-09-2007
EXHIBIT MAP DATED 07-09-2007

19. If applicable, re-offer private and future right of way 29 feet from centerline within the boundary of Tract 53189 on Shawnee Court and Piute Court to the satisfaction of Public Works.
20. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
21. Deleted.
22. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all interior streets to the satisfaction of Public Works. Grade remaining parkway/shoulder at two (2) percent cross-slope to the ultimate right of way. A minimum of 24 feet of pavement is required on all interior streets. The alignment and grade of "A" Street and "B" Street shall be compatible with Tract 51644. Improvements on "A" Street shall be constructed northerly to the tract boundary.
23. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
24. Provide an ingress and egress easement to San Francisquito Canyon Road along the proposed 20-foot paved access driveway in the vicinity of the northerly property line (Lady Linda Lane) to the satisfaction of Public Works and the Department of Regional Planning. Align the centerline of this ingress/egress easement with the centerline of Cherokee Canyon Road to the satisfaction of Public Works.

HCW

Rev. 08-21-2007

25. Dedicate to Public Works the necessary off-site full street right of way/easement outside the boundaries of Tract 53189 to construct the off-site grading and full street improvements on "A" Street joining Stoney Creek Road in Tract 51644-05. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. Prior to final map approval, Suncal/Tesoro, LLC is required to dedicate the right of way/easement to the County of Los Angeles.
26. If Tract 51644 improvements are constructed first, remove the temporary turnaround on Stoney Creek Road and construct off-site full street improvements from Stoney Creek Road within Tract 51644-05 to join "A" Street at the southerly tract boundary to the satisfaction of Public Works.
27. If Tract 51644 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining "A" Street to the nearest paved street on an alignment to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
28. Provide and install street name signs prior to occupancy of building(s).
29. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
30. Underground new utility lines on all interior streets to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
31. Install postal delivery receptacles in groups to serve two or more residential lots.
32. Comply with the mitigation measures identified in the attached July 20, 2004 letter from our Traffic and Lighting Division to the satisfaction of Public Works. The July 20, 2004 letter supercedes the previous August 28, 2000 and August 7, 2003 letters from our Traffic and Lighting Division. As indicated in the attached letter dated July 20, 2004, "A current 40-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval." is no longer required.

TENTATIVE MAP DATED 07-09-2007
EXHIBIT MAP DATED 07-09-2007

33. Prior to final map approval, pay fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$11,380 per factored unit and is subject to change.
34. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
35. Off-site grading improvements are required in the vicinity of the northerly property line for "A" Street and "C" Street and in the vicinity of the westerly property line for "B" Street. In the event that off-site easements cannot be obtained, setback the grading and street improvements a minimum distance to allow for improvements to be contained within tract boundary and dedicate required right of way and slope easements to the satisfaction of Public Works.
36. All trails and "Horse Access Path" are to be located outside of road right of way.

HCW
Prepared by John Chin
tr53189r-rev11(rev'd 08-21-07).doc

Phone (626) 458-4921

Date Rev. 08-21-2007



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: T-4

July 20, 2004

Mr. David S. Shender, P.E.
Linscott, Law and Greenspan, Engineers
234 East Colorado Boulevard
Pasadena, CA 91101

Dear Mr. Shender:

**TENTATIVE TRACT NO. 53189
TRAFFIC IMPACT STUDY (OCTOBER 30, 2003)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is generally located north of Copper Hill Drive and west of San Francisquito Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the development of 60 single-family residential dwelling units. The project is estimated to generate approximately 574 vehicle trips per day, with 45 and 61 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone will not significantly impact any County roadways or intersections in the area. We also agree that the cumulative traffic generated by this project and other related projects in the area will significantly impact the following intersections.

McBean Parkway at Copper Hill Drive
Avenida Rancho Tesoro at Copper Hill Drive

The project is within the Valencia Bridge and Major Thoroughfare (B&T) District, which will fund the ultimate improvements to these intersections. The project shall pay its share of the Valencia B&T District Fees.

Mr. David S. Shender
July 20, 2004
Page 2

We agree with the study that based on the County of Los Angeles Congestion Management Program (CMP) land-use guidelines that the project will not have a significant impact to any CMP-monitored intersection, arterial, or freeway.

The traffic impact study is complete as it is submitted and no revisions are required. However, in order to complete our review of the project, a current 40-foot-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval.

The City of Santa Clarita shall be consulted with regard to potential traffic impacts within its jurisdiction.

If you have any questions, please contact Ms. Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

Very truly yours,

JAMES A. NOYES
Director of Public Works


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AMG:cn
EIR 04174.wpd

cc: City of Santa Clarita (Robert Newman)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Wong)

TENTATIVE MAP DATED 07-09-2007
EXHIBIT MAP DATED 07-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11858AS, dated 09-26-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Construct all sewer pump stations to the satisfaction of Public Works.
7. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
8. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

HW
Prepared by Allen Ma
tr53189s-rev11.doc

Phone (626) 458-4921

Date 07-31-2007

TENTATIVE MAP DATED 07-09-2007
EXHIBITED MAP DATED 07-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

AW

Prepared by Lana Radle
tr53189w-rev11.doc

Phone (626) 458-4921

Date 07-26-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP - T

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Division: TR 53189 Map Date July 07, 2007 - Ex. A

J.P. 00-81 Vicinity Newhall North

FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown the exhibit map. The project is required to provide additional irrigated landscaping at the entrance road to the project (Stoney Creek) where it has been determined to improve both sides of the access road, 20' wide with approved landscaping and irrigation as approved by Fire Department, Fuel Modification Unit. Approval of the installation is required as part of the fuel mod. review.

By Inspector: Janna Masi Date August 2, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT



5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

on No. TR 53189 Tentative Map Date July 07, 2007 - Ex. A

Report yes

The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

Fire hydrant requirements are as follows:

Install 7 public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).

Install private on-site fire hydrant(s).

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

- ☒ Location: As per map on file with the office.
☐ Other location:

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

-] Hydrants and fire flows are adequate to meet current Fire Department requirements.
] Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The C.U.P. 00-81 shall also indicate the requirement for all dwellings to be fully fire sprinklered in compliance with NFPA 13.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Jauna Masi Date August 2, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

ntative Map # 53189 DRP Map Date: 07/09/2007 SCM Date: / / Report Date: 08/02/2007
rk Planning Area # 35B CASTAIC/VAL VERDE Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

ctions 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision
dinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

ne specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory
gency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.41
IN-LIEU FEES:	\$71,012

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$71,012 in-lieu fees.

Trails:

See also attached Trail Report. LIFFIE STONE (SAN FRANCISQUITO CREEK) and HARRIS TRAILS. For trail requirements, please
contact Sylvia Simpson, Trails Coordinator at (213) 351-5135.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont
Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber, Developer Obligations/Land Acquisitions

VTM No. 53189-(5)
Subdivision Committee Report
Page 19 of 25

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August 06, 2007 07:13:09
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Map # 53189
Planning Area # 35B

DRP Map Date: 07/09/2007
Castaic/Val Verde

SMC Date: / /

Report Date: 08/02/2007
Map Type: REV. (REV RECD)

Formula for calculating the acreage obligation and or In-lieu fee is as follows:

(People x (0.003) Goal x (Units) = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units **41** = Proposed Units **41** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	41	0.41
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.41

Park Planning Area = **35B CASTAIC/VAL VERDE**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.41	\$173,200	\$71,012

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.41	0.00	0.00	0.41	\$173,200	\$71,012



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

August 6, 2007

Ms. Susan Tae
Supervising Regional Planner
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map # 053189
Map Dated: July 9, 2007

The Department of Parks and Recreation has completed the review of Vesting Tentative Tract Map #053189. We currently have No Hold on this tentative tract map. Applicant is required to construct the Cliffie Stone Trail within a 12 foot wide easement and the Harris Trail within a 12 foot wide easement to the satisfaction of the Department of Parks and Recreation standards. The trail alignment as shown on the map is approved with the following conditions prior to final map recordation:

Map Conditions

1. All retention ponds and flood control features to be shown as dedicated easements with Los Angeles County Flood Control or designated to be maintained by Home Owners Association.
2. Show on map that flood control features shall not drain across trail easements.
3. Show on map multi-use crossing identification at trail crossing at "A" Street:
 - a. Multi-use crossing signage both sides of street.
 - b. Painted multi-use crosswalk per public works standards.

Standard Conditions

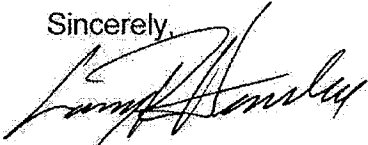
4. Dedications and the exact following language must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: ~~We~~ hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a 12 foot wide easement, designated as the Cliffie Stone Trail and a 12 foot wide easement, designated as the Harris Trail.
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
5. Full public access shall be provided for the trail easement.
6. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer (or equivalent) finishes at minimum width of trail for crossings at all concrete surfaces.
 - d. Appropriate retaining walls as needed.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.

- f. Trail easement must be outside of the road right-of-way.
- 7. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
- 8. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
- 9. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
- 10. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator for the Department's inspection and approval.
- 11. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
- 12. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
- 13. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
- 14. Upon Departmental approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
 - b. Submit copies of the As-Built Trail drawings.

Ms. Susan Tae
August 6, 2007
Page 4

If you have any questions or comments, please contact E. Sylvia Simpson, Trails Coordinator, at (213) 351-5135.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley", written over a horizontal line.

Larry R. Hensley
Chief of Planning

LH:ESS:Z:Trails:VTTM53189_07e

c: B & E Engineers
James Barber, Patrick Reynolds, Robert Ettleman and E. Sylvia Simpson
(Parks and Recreation)



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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August 2, 2007

RFS No. 07-0017984

Tract No. 53189

Vicinity: Saugus

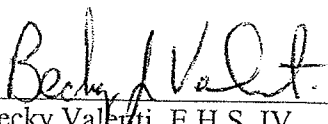
Tentative Tract Map Date: July 9, 2007 (11th Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 53189**. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water Works District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #5** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER 53189-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on March 27, 2007, and February 26, 2008, in the matter of Vesting Tentative Tract Map No. 53189-(5) ("Vesting Map"). The Vesting Map was heard concurrently with Conditional Use Permit No. 00-81-(5) ("CUP"), and Highway Realignment Case No. 00-81-(5) ("Highway Realignment Case") (the Vesting Map, CUP, and Highway Realignment Case are collectively referred to as the "Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, CUP, and Highway Realignment Case on March 3, 2006, May 10, 2006, and August 16, 2006.

Summary of Project

2. The subdivider, Sun Cal Companies, requests the Vesting Map to subdivide approximately 185.8 gross acres of vacant, undeveloped land into 47 lots consisting of 37 single-family residential lots, six open space lots, and four public facility lots, in unincorporated County territory within the Santa Clarita Valley. Each of the 37 single-family lots will be one acre in size or greater and will be clustered on the western and northwestern portions of the site, and west of the San Francisquito Canyon Creek, which traverses the site north-to-south.
3. The CUP is a related request to: (a) authorize on-site grading in excess of 100,000 cubic yards; (b) ensure compliance with the requirements applicable to a density-controlled development pursuant to Los Angeles County Code ("County Code") section 22.56.205; and (c) ensure compliance with the requirements applicable to development within a hillside management area and a Significant Ecological Area ("SEA") pursuant to County Code section 22.56.215.
4. The Highway Realignment Case is a related request to realign San Francisquito Canyon Road, designated a limited secondary highway on the Master Plan of Highways under the Santa Clarita Valley Area Plan ("SCVAP") adopted in 2012. The Highway Realignment Case would authorize a paper realignment of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane to reflect the actual location of the physically existing roadway, which is outside of the San Francisquito floodplain and SEA.

Site Description

5. As more fully explained in paragraphs 36 through 38, below, the SCVAP was originally adopted by the Board in February 1984 ("1984 SCVAP"). In November 2012, after the Board closed the public hearing for the Project and indicated its intent to approve the Project, the Board adopted a revised SCVAP ("2012 SCVAP") which made a number of changes affecting the Project site, including

changing the site's land use designation and zoning, as well as revisions to the SEA on the site. However, the 2012 SCVAP specifically exempts developments such as the Project from the 2012 SCVAP's provisions. In addition, Government Code section 66474.2(a) requires that the decision to approve the Vesting Map be based on the ordinances, policies, and standards in effect as of the date the Vesting Map application was deemed complete, except in certain situations not applicable to the Project. For these reasons, the descriptions of the site below refer to the land use, zoning, and SEA designations in effect under the 1984 SCVAP. Descriptions of land uses and zoning on surrounding properties refers to those land uses and zones currently existing and/or in effect under the 2012 SCVAP.

6. The site consists of one lot approximately 185.8 gross acres in size. The site is generally located between Stoney Creek Drive and Avenida Rancho Tesoro to the west, and San Francisquito Canyon Road to the east. The intersections of Cherokee Canyon Lane and San Francisquito Canyon Road to the north, and Lowridge Place and San Francisquito Canyon Road to the south, demarcate the approximate northern and southern boundaries of the site.
7. The site is undeveloped and irregularly shaped, with flat to steeply sloping terrain. San Francisquito Canyon Creek flows north-to-south through the eastern portion of the site, and is designated as SEA No. 19 in the General Plan.
8. The site is depicted within the "N-1" (Non-Urban 1 – Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Land Use Policy Map of the 1984 SCVAP. Approximately 127 acres of the site are within the N-1 category, 54 acres within the W category, and five acres within the HM category. Under the 1984 SCVAP, approximately 103 acres on the western portion of the site were zoned A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Lot Area), and the remaining approximately 83 acres on the eastern portion of the site were zoned R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area).
9. Surrounding zoning within a 500-foot radius includes:

North:	A-2-2;
South:	A-2-2; R-3 (Limited Multiple Residence) and O-S (Open Space);
East:	A-2-2 and R-1 (Single-Family Residence); and
West:	A-2-2 and R-1.
10. Surrounding land uses within a 500-foot radius include:

North:	Single-family residences, a triplex, a warehouse, and undeveloped land;
South:	Condominiums and undeveloped land;
East:	Single-family residences and undeveloped land; and

West: Single-family residences, a park, an elementary school, and undeveloped land.

11. The Vesting Map and Exhibit "A" associated with the CUP depict 47 lots, consisting of 37 single-family residential lots, six open space lots, and four public facility lots. The single-family residential lots range from a minimum one acre to over two acres in size, and will be clustered around two proposed streets, "A" street and "B" street, in the western and northwestern portions of the site. "A" street will travel north-south along the western portion of the site, from the site's southern to northern boundaries. "B" street will travel east-west along the northern portion of the site, from the westernmost boundary of the site and terminating at "A" street. The six open spaced lots are dispersed throughout the site, and comprise approximately 70 percent (130.2 acres) of the site. In particular, the eastern portion of the site, including the San Francisquito Canyon Creek, will remain open space. San Francisquito Canyon Road is located to the east of San Francisquito Canyon Creek and traverses the eastern portion of the site in a north-south direction. Development on the site will not take access from San Francisquito Canyon Road. The four public facility lots are located near the single-family residential lots and will be developed as debris basins.
12. Access to the site is provided by Stoney Creek Road to the southwest, which will connect to "A" street and Avenida Rancho Tesoro to the west, which will connect to "B" street. Stoney Creek Road and Avenida Rancho Tesoro are part of the road system in the adjacent Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the site. There will be no access to the developed portion of the site from San Francisquito Canyon Road.
13. A network of existing trails will be maintained on the site, including the Cliffie Stone, Butterfield Overland, Lady Linda, and Harris Trails. In addition to existing trails, the Project will provide a horse access path outside of the public right-of-way through Lot Nos. 24 through 32, which are located along "A" street.
14. Domestic water for the Project will be provided by the Newhall County Water District. Public sewer service will be provided by the County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The Project is within the boundaries of Saugus Union School District.
15. Shopping and employment opportunities are available to the south of the site on Copper Hill Drive, as well as within the City of Santa Clarita, a short distance from the site.

Summary of Commission Proceedings

16. In June 2000, prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California

Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Department of Regional Planning ("Regional Planning") staff determined that an environmental impact report ("EIR") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring Plan ("MMP") prepared for the Project.

17. As of November 2005, prior to the Commission's public hearing on the Project, the subdivider proposed to create 60 single-family lots, three open space lots, and three public facility lots on the site. The single-family lots ranged in size from approximately 8,200 to 37,336 square feet in net area, with the three open space lots comprising approximately 80 percent (148 acres) of the site.
18. The Commission held a duly-noticed public hearing on the Project on March 29, 2006. At the hearing, the Commission heard a presentation from Regional Planning staff and the subdivider's representatives. Members of the public testified in opposition to the Project, primarily raising concerns that the Project was not consistent with the equestrian and rural uses in the surrounding area. After hearing all testimony, the Commission continued the public hearing to May 10, 2006, and directed Regional Planning staff to work with the subdivider to redesign the Project to better accommodate equestrian and rural uses in keeping with the existing community.
19. In or about May 2006, prior to the Commission's continued public hearing on the Project, the subdivider submitted revised maps to Regional Planning depicting a total of 63 lots, consisting of 56 single-family lots, three open space lots, and four public facility lots. The 56 single-family lots were larger than previously proposed, ranging in size from a minimum of 15,000 square feet to approximately two acres. The subdivider proposed to cluster 53 of the single-family lots along the western and northwestern portions of the site, and to locate three approximately two-acre lots along San Francisquito Canyon Road on the eastern portion of the site. As revised, the three open space lots comprised approximately 72 percent (134 acres) of the site.
20. The Commission held a continued public hearing on the Project on May 10, 2006. Regional Planning staff gave a presentation explaining the changes to the Project, including the reduction of single-family residential lots from 60 lots, as originally proposed, to 56 lots with increased sizes to reflect the equestrian and rural nature of the community. Staff further reported, however, that while the proposed redesign was more consistent with an equestrian and rural community, some proposed changes, including expanding lot lines and locating three single-family residential lots along San Francisquito Canyon Road, were more harmful to sensitive habitat on the site. The applicant testified in favor of the Project, stating that the Project as proposed created an equestrian community which properly transitioned from the higher density residential uses in the neighboring

Tesoro development. Members of the public testified in favor of and against the Project. Project proponents testified, among other things, that the Project would improve access to surrounding properties which are prone to fire and flooding. Project opponents testified, among other things, that smaller lots on the Project would not support an equestrian lifestyle, and that the Project would harm the San Francisquito Canyon Creek habitat. After hearing all testimony, the Commission expressed concern regarding the Project's impacts to sensitive habitat on the site, and questioned whether the smaller lots on the Project would support an equestrian lifestyle. The Commission continued the public hearing to August 16, 2006, and directed the subdivider to redesign the project to reduce the number of lots and to increase the size of the remaining lots to accommodate the keeping of horses.

21. In or about June 2006, prior to the Commission's continued public hearing on the Project, the subdivider submitted revised maps to Regional Planning staff which depicted a total of 52 lots, consisting of 45 single-family lots, three open space lots, and four public facility lots. The 45 single-family lots ranged in size from a minimum of 15,060 square feet to approximately 1.37 acres. On average, the 45 single-family lots were larger than the 56 single-family lots previously proposed by the subdivider, and all single-family lots were proposed to be clustered on the western and northwestern portions of the site. As revised, the three open space lots comprised approximately 77 percent (143 acres) of the site.
22. The Commission held a continued public hearing on the Project on August 16, 2006. Regional Planning staff presented the redesigned Project to the Commission, and advised the Commission that the redesigned Project required further review from the County Subdivision Committee ("Subdivision Committee") and the County Significant Ecological Area Technical Advisory Committee ("SEATAC"). The subdivider testified that the redesigned Project avoided sensitive habitat on the site and was consistent with an equestrian and rural community, and supported equestrian uses. Members of the public testified in opposition to the Project, raising concerns similar to those raised in the prior public hearing sessions for the Project, including that the Project was inconsistent with the existing equestrian and rural community. After hearing all testimony, the Commission closed the public hearing and indicated its intent to approve the Vesting Map, CUP, and Highway Realignment Case, subject to review and clearance by the Subdivision Committee.
23. Following the public hearing session on August 16, 2006, the subdivider successfully cleared the revised Project with the Subdivision Committee and SEATAC.
24. The Commission considered the Project at its regular meeting on December 13, 2006, during the consent portion of its meeting. The Commission: (a) certified the Final Environmental Impact Report ("Final EIR") for the Project, which concluded in part that short-term air quality impacts from Project construction

could not be mitigated to a less than significant level; (b) adopted the related environmental findings of fact and statement of overriding considerations ("Findings of Fact and SOC") and MMP for the Project; and (c) approved the Vesting Map, CUP, and Highway Realignment Case.

25. Pursuant to County Code section 22.60.230, the Commission's approval of the Project was appealed to the Board.

Summary of Board Proceedings

26. The Board conducted a duly-noticed public hearing on the Project on March 27, 2007. The Board heard a presentation from Regional Planning staff, as well as testimony from the applicant and members of the public. Regional Planning staff testified, among other things, that the Project had been redesigned to include fewer and larger lots to maintain the rural character of the community and to accommodate the keeping of horses. The subdivider's representative testified, among other things, that the Project was sensitive to the environment on the site, included clustered residential lots to allow 75 percent of the site to remain permanent open space, and that the subdivider had worked closely with the community to reduce the number of lots and increase the size of the lots to remain consistent with the existing rural and equestrian community. Members of the public testified both in favor of and against the Project. Project proponents testified that the Project would improve access to neighboring parcels, and that the Project conformed to the existing community. Project opponents raised concerns, among others, that the Project was not consistent with the rural character of the existing community or equestrian uses. A neighbor, Ray Vizcarra, testified that the Project would cut off access to, and landlock, his parcel. After hearing all testimony, the Board continued the public hearing to June 26, 2007, and instructed Regional Planning staff to report back to the Board with a redesigned map and proposed conditions, after review by the Subdivision Committee, for a redesigned project containing single-family lots of a minimum one acre in size, and to report back on any issues of access to Mr. Vizcarra's property.
27. On June 26, 2007, and again on September 5, 2007, November 27, 2007, and January 22, 2008, the Board continued the public hearing on the Project without discussion.
28. Prior to the Board's continued public hearing on the Project, the subdivider submitted to Regional Planning revised maps for the Project which depicted 51 total lots, consisting of 41 single-family residential lots, six open space lots, and four public facility lots. All 41 single-family lots were clustered on the western and northwestern portions of the site. As revised, the six open space lots comprised approximately 70 percent (130 acres) of the site. In addition, the revisions reduced total grading for the Project by approximately 35,000 cubic yards. As directed by the Board during the March 27, 2007 public hearing, the

subdivider presented the revised Project to the Subdivision Committee, which reviewed and cleared the revised Project, subject to recommended conditions.

29. Also prior to the Board's continued public hearing on the Project, Regional Planning staff and the subdivider worked with Mr. Vizcarra to resolve issues of access to his property. Regional Planning staff determined that Mr. Vizcarra would have access to his property via a dedicated public street within the Tesoro development adjacent to the Project site.
30. In or about November 2007, a Comparative Impact Analysis for Revised One-Acre Lot Tract Map ("Comparative Analysis") was prepared for the Project to provide a comparative evaluation of the potential environmental impacts between the Project as approved by the Commission and the revised Project with minimum one-acre lots, as directed by the Board during the March 27, 2007, public hearing on the Project. The Comparative Analysis concluded that the impacts of the revised Project would reduce or be similar to those analyzed in the Final EIR considered by the Commission. However, the Comparative Analysis proposed revisions to the MMP for the Project to address changes in the intensity of certain impacts and new lot numbering.
31. On or about February 22, 2008, a technical memorandum was prepared summarizing new information concerning water supply for the Project, including a federal court decision regarding the State Water Project pumping and the federal Endangered Species Act; a federal court order setting forth interim remedies to protect Delta smelt; the publication of technical information about water supply incorporating the interim remedies; and the availability of more advanced global warming modeling. The technical memorandum updated the water supply analysis for the Project, analyzed impacts previously analyzed in the Final EIR considered by the Commission, and concluded that the potential environmental impacts to water supply remain less than significant. The technical memorandum further concluded that recirculation of the draft EIR for the Project was not necessary pursuant to Public Resources Code section 21092.1 and CEQA Guidelines section 15088.5.
32. The Board held a continued public hearing on the Project on February 26, 2008. Regional Planning staff gave a presentation regarding the revised Project design, and advised the Board that issues of access to Mr. Vizcarra's property had been resolved. The subdivider's representative testified that the revised Project sets aside 70 percent of the site as permanent open space, incorporates rural road standards as requested by the community, preserves on-site cherry woodlands, and contains only equestrian-sized lots of one acre or larger. The subdivider's representative further testified that over 50 letters had been submitted in favor of the Project. Members of the public testified in favor of and against the Project. Project proponents gave similar testimony as that presented at prior Board and Commission public hearings on the Project. Project opponents raised concerns similar to those raised at prior Board and Commission public hearings on the

Project, and raised the additional concerns, among others, that the Project did not incorporate two-acre sized lots for equestrian uses.

At the conclusion of the February 26, 2008 public hearing, the Board denied the appeal, certified the Final EIR for the Project, adopted the related Findings of Fact and SOC, adopted the MMP, and indicated its intent to approve the Project, subject to the condition that the subdivider redesign the Project to combine the seven northernmost lots on the site into three new lots each with a minimum size of two acres. Specifically, the Board directed the subdivider to combine Lot Nos. 11 and 12 into one lot, and Lot Nos. 13, 14, 15, 16, and 17 into two separate lots with a minimum size per lot of two acres.

33. In or about October 2012, the subdivider submitted revised maps for the Project which contained a total of 47 lots, consisting of 37 single-family residential lots, six open space lots, and four public facility lots. Consistent with the Board's direction at the February 26, 2008, public hearing, the revised Project combined Lot Nos. 11 and 12 into one two-acre lot, Lot Nos. 13 and 14 into one 2.04-acre lot, and Lot Nos. 15, 16, and 17 into one 3.23-acre lot. Other than combining the lots as directed by the Board, the revised Project contained no material changes to the Project.

2012 Santa Clarita Valley Area Plan (One Valley One Vision)

34. As explained in paragraph 5 above, the 1984 SCVAP was originally adopted by the Board on February 16, 1984. On November 27, 2012, the Board adopted a resolution repealing the 1984 SCVAP and adopting a revised 2012 SCVAP. The 2012 SCVAP became effective on December 27, 2012. The 2012 SCVAP is a component of "One Valley One Vision," a joint planning effort between the County and the City of Santa Clarita.
35. The 2012 SCVAP changed the land use designations, zoning, and SEA on the Project site. Specifically:
 - A. Under 1984 SCVAP, the land use designations on the site were "N-1," "W," and "HM." Approximately 127 acres of the site were within the N-1 category, 54 acres within the W category, and five acres within the HM category. The 2012 SCVAP changed the land use designation on the site to the RL5 – Rural Land 5 (NU3 – Non-Urban 3) land use category.
 - B. Under the 1984 SCVAP, approximately 103 acres on the western portion of the site were zoned A-2-2, and the remaining approximately 83 acres on the eastern portion of the site were zoned R-1-7,000. The 2012 SCVAP eliminated the R-1-7,000 zoning, and changed the zoning for the entire site to A-2-2.
 - C. Prior to the 2012 SCVAP, the SEA on the site was designated SEA No. 19 under the General Plan. The 2012 SCVAP incorporated the SEA on the site into the new Santa Clara River SEA, which encompasses the entire

County reach of the Santa Clara River. The newly designated SEA on the site encroaches into a small portion of Lot No. 11 and "A" street.

- D. Prior to the 2012 SCVAP, San Francisquito Canyon Road was designated as a secondary highway under the General Plan Highway Policy Map. The 2012 SCVAP re-designated a portion of San Francisquito Canyon Road, including the portion traversing the Project site, to a limited secondary highway.
36. The 2012 SCVAP contains a grandfathering provision whereby certain projects would still be reviewed for consistency under the 1984 SCVAP. Chapter VIII of the Introduction to the 2012 SCVAP provides:
- Completed applications filed prior to the effective date of [the 2012 SCVAP] shall be allowed to be reviewed for consistency with the [1984 SCVAP]. Projects may be maintained as originally approved provided the approval is still valid and has not expired. Any subsequent change(s) of use or intensity shall be subject to the policies of this Area Plan.
37. Government Code section 66474.2(a) provides that, except in situations not applicable to the Project, "in determining whether to approve or disapprove an application for a tentative map, the local agency shall apply only those ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete"
38. The Board finds the Project is not subject to the provisions of the 2012 SCVAP. The subdivider filed a completed application for the Project prior to the effective date of the 2012 SCVAP, and has not proposed to change uses on the site, or to increase intensity of any uses on the site. The Board further finds that changes to the Project following the subdivider's filing of a complete application were directed by the Commission and/or the Board, and have the effect of reducing the number of single-family lots from an originally proposed 60 lots to 37 lots, as well as decreasing the Project's intensity of use and overall impact on the environment. Nevertheless, the Board further finds that the Project is consistent with both the 1984 SCVAP and the 2012 SCVAP, as specified below.
39. The Board finds the Project is consistent with the N-1, W, and HM land use categories under the 1984 SCVAP. The N-1 and HM categories allow residential uses. Based on slope density analysis required under the 1984 SCVAP for the HM land use category, these combined categories on the site permit a maximum of 61 dwelling units on the subject property. The Project proposes 37 single-family residential lots, which is less than the maximum number of dwelling units allowed on the site.

40. The Board finds the Project is consistent with the RL5 land use category under the 2012 SCVAP. The RL5 land use category permits single-family homes at a maximum density of 1 dwelling unit per 5 acres, as well as agricultural, equestrian, private recreational, and public and institutional facility uses. The RL5 land use category permits density-controlled development (clustering). The maximum number of dwelling units permitted on the site under the RL5 land use category is 37 dwelling units, which is consistent with the 37 single-family residential lots proposed as part of the Project. The Project also proposes to cluster the single-family residences away from the SEA on the site, preserving the majority of the site for open space.
41. The Board finds the Project is consistent with the A-2-2 and R-1-7,000 zones under the 1984 SCVAP. Both the R-1 and A-2 zones authorize density-controlled developments, with the approval of a conditional use permit. Pursuant to County Code section 22.08.040, a density-controlled development is a development containing the concentration of dwelling units on a portion or portions of a site, resulting in the remainder of the site being free of buildings or structures, as opposed to development spread throughout the entire lot or parcel. Density for a density-controlled development is computed by calculating the allowable density on a project level, rather than on a parcel-by-parcel basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed. The 37 single-family residential lots proposed for the site, with a minimum size of one acre per lot, are clustered in the western and northwestern portions of the site, leaving approximately 70 percent of the site as open space. The Project, including the size and clustered design of the single-family residential lots, as well as the open space provided, is consistent with the density allowed by the A-2-2 and R-1-7,000 zoning on the site, and the lot areas permissible under a density-controlled development. The Board further finds that, with the approval of the CUP, the Project is appropriately conditioned to comply with the requirements applicable to development within a hillside management area and SEA.
42. The Board finds the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan and the 1984 SCVAP. The Project increases the supply and diversity of housing, promotes the efficient use of land through a more concentrated pattern of development, preserves over two-thirds of the site as permanent dedicated open space, clusters development outside of the boundaries of an SEA, maintains the rural and equestrian character of the existing community, and is located near shopping, recreational, and commercial centers. For these same reasons, the Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the 2012 SCVAP.
43. The Board finds the equestrian uses contemplated as part of the Project are consistent with the A-2-2 and R-1-7,000 zones under the 1984 SCVAP. The Project clusters development in the portion of the site zoned A-2-2. The keeping

of horses and related activities are allowed in the A-2 zone pursuant to County Code section 22.24.120.B.

44. The Board finds the Project is consistent with the A-2-2 zone under the 2012 SCVAP for the same reasons described in paragraphs 42 and 43, above.
45. The Board finds the design of the Project minimizes impacts to resources contained in the hillside management area and SEA on the site. Development on the site is clustered in the western and northwestern portions of the site, outside the boundaries of the SEA and away from the steepest terrain on the site. The Board further finds that, with the approval of the CUP, the Project is appropriately conditioned to comply with the requirements for development in a hillside management area and on a parcel containing an SEA.
46. The Board finds the Project is appropriately conditioned to incorporate rural street standards, which may include reduced pavement width, reduced street lighting to protect night skies, rolled curbs or no curbs, and no sidewalks, in order to preserve the existing rural community character.
47. The Board finds the subdivider has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval, and the conditions of approval for the CUP, will ensure compatibility with surrounding land uses and consistency with all applicable General Plan and 1984 SCVAP and 2012 SCVAP policies.
48. The Board finds that the Project site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street(s), will be served by public sewer facilities and water supplies to meet anticipated domestic and fire suppression needs, and will mitigate flood and geologic hazards in accordance with the requirements of the County Department of Public Works.
49. The Board finds that the design of the subdivision and its proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soil factors are appropriately addressed in the conditions of approval for the Project.
50. The Board finds that the design of the subdivision and its proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. While the San Francisquito Canyon Creek and Santa Clara River SEA traverse the site, development within the site will be clustered away from the creek and outside the boundaries of the SEA, and is not expected to have a significant impact to the riparian habitat on the site.
51. The Board finds that the Project is appropriately conditioned to require the subdivider to dedicate the open space lots within the Project as permanent open

space, and will grant the County the right to enforce such dedication. The Board further finds that the Project is appropriately conditioned to require the subdivider to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and landscape maintenance in common areas.

52. The Board finds that the design of the subdivision provides for future passive or natural heating and cooling opportunities, as feasible therein.
53. The Board finds that the division and development of the property in the manner set forth on the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Vesting Map because the design and development as set forth in the conditions of approval for the Project and on the Vesting Map provide adequate protection for any such easements.
54. The Board finds that the discharge of sewage from the Project into the public sewer system will not violate the requirements of the Los Angeles Regional Water Quality Control Board pursuant to Division 7 of the California Water Code (commencing with section 13000).
55. The Board finds that, consistent with Article 3.5 of Chapter 4 of the California Subdivision Map Act (California Government Code section 66478.1, et seq.), the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
56. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan and the 1984 SCVAP and 2012 SCVAP.
57. The Board finds that this tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of County Code sections 21.38.010 through 21.38.080.
58. The Board finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to Fish and Game Code section 711.4.
59. The Board finds that the subdivider will be required to pay the applicable County library facilities mitigation fee pursuant to the County Code.
60. The Board finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board has reviewed and considered the Final EIR, along with its associated MMP, Findings of Fact and SOC, and finds that it reflects the independent judgment of the Board. The Findings of Fact and SOC are incorporated herein by this reference, as if set forth in full. As stated in the Final EIR and the Findings of Fact and SOC, Project

development will result in short-term construction impacts to air quality which will be significant. Other than short-term construction impacts to air quality, potentially significant impacts to the environment will be reduced to a less than significant level, with the mitigation measures identified in the Final EIR and incorporated as conditions to the Vesting Map and CUP. The Board further finds that, with respect to the adverse effects upon air quality during construction, the substantial benefits resulting from the Project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and SOC.

61. The Board finds that the Comparative Analysis correctly concludes that the impacts of the Project as approved will reduce or be similar to those analyzed in the Final EIR considered by the Commission, and that the revised MMP provided in the Comparative Analysis ensures that impacts associated with revisions to the Project will remain similar to or less than those analyzed in the Final EIR approved by the Commission.
62. The Board finds that new information concerning water supply analyzed in the technical memorandum dated on or about February 22, 2008, correctly concludes that the Project's potential environmental impacts to water supply remain less than significant. The Board further finds that the new information concerning water supply analyzed in the technical memorandum does not require recirculation of the Draft EIR.
63. The Board finds that the MMP for the Project is consistent with the conclusions and recommendations of the Final EIR, and identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The Board further finds that the MMP's requirements are incorporated into the conditions of approval for the Project.
64. The Board finds that approval of the Project is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the CUP and Highway Realignment Case.
65. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the

Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the Final EIR and adopted the Findings of Fact and SOC and the MMP, finding that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, and found that the unavoidable significant effects of the Project after adoption of said mitigation measures are described in those Findings of Fact and SOC; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and SOC; and

2. Approves Vesting Tentative Tract Map No. 53189-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 53189-(5)**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 00-81-(5) ("CUP"), Highway Realignment Case No. 00-81-(5) ("Highway Realignment Case"), and the Mitigation Monitoring Plan ("MMP") associated with the Final Environmental Impact Report ("Final EIR") for this project, all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 53189-(5) ("Vesting Map"). A copy of the MMP is attached to these conditions and made a part hereof by this reference.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
3. Prior to the recordation of the final map or any final unit map, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the conditions of this grant and the associated CUP and Highway Realignment Case have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by this condition No. 3, and until all required monies have been paid pursuant to Condition Nos. 23 and 25. Notwithstanding the foregoing, this Condition No. 3 and Conditions Nos. 2, 5, 6, 7, 23, and 25 shall become immediately effective upon final approval of this grant by the County.
4. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this entire grant shall be void and the privileges granted hereunder shall lapse.
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, which action is brought within the applicable time period of section 66499.37 of the California Government Code, or any other applicable limitation period. The County shall notify the subdivider of any such claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, administrative record preparation, attorneys' fees, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with County Code section 2.170.010.

7. This grant shall expire within the times and pursuant to the terms specified in Title 21 of the County Code and/or the California Subdivision Map Act.
8. Except as otherwise specified in the conditions of approval for the related CUP and Highway Realignment Case, the subdivider shall conform to the applicable requirements of Zone A-2-2 and R-1-7,000.
9. Permission is granted to adjust lot lines between units subject to the review and approval of Regional Planning and the County Department of Public Works ("Public Works").
10. Permission is granted to record multiple final maps. Each final unit map that is recorded shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan and Title 22 of the County Code. The boundaries of any final unit map to be recorded by the subdivider shall be subject to the review and approval of the County Subdivision Committee ("Subdivision Committee").
11. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of the Subdivision Committee, an updated phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, the expected boundaries and phasing of all future final unit maps, and a summary sheet indicating the number and type of all lots shown, on the current and previous final unit maps.

12. This grant and the related CUP and Highway Realignment Case authorize the division of land and development of a density-controlled development within a hillside management area and on an existing lot containing a significant ecological area ("SEA"). The subdivision shall conform to the conditions of approval of the CUP and Highway Realignment Case with respect to the clustering of lots on the site. In addition, density-controlled development allows the averaging of lot areas to conform to the minimum lot area requirements of the applicable zone. The subdivision shall conform to the minimum lot area requirements in the A-2-2 and R-1-7,000 zones, as averaged pursuant to the provisions governing density-controlled development in the County Code and the Santa Clarita Valley Area Plan adopted in 1984 ("1984 SCVAP").
13. Prior to the recordation of a final map or any final unit map, the subdivider shall dedicate to Lot No. 42, as designated on the approved tentative map and Exhibit "A," the right to restrict vehicular access on San Francisquito Canyon Road.
14. The subdivider shall provide street frontages for each lot in accordance with County Code section 21.24.300, and shall provide radial or approximately radial lot lines for each lot, to the satisfaction of the Director and the Director of Public Works.
15. The subdivider shall ensure, to the satisfaction of the Director of Regional Planning ("Director") and the Director of Public Works, that each flag lot within the subdivision contains a paved access strip of at least 20 feet wide for single access and dual access strips, and 24 feet wide for access strips providing greater than dual access.
16. Rural cross sections shall be used for all interior streets, to the satisfaction of the Director and the Director of Public Works.
17. Prior to recording a final map or any final unit map, the subdivider shall grant to the County the right to prohibit all development and the construction of any structures within the open space lots within the project, and shall label all such lots as "restricted use area – permanent open space" on the final map or final unit map containing any such lot or lots. The grant of such rights shall be in a form acceptable to the Director.
18. Permission is granted to create additional open space lots, to the satisfaction of the Director.
19. The subdivider shall number all open space lots on the final map, or on any final unit map containing an open space lot, and shall ensure such open space lots are accessible via a minimum 15-foot-wide access strip, to the satisfaction of the Director. The Director may waive the requirements of this condition if the Director determines, in his or her sole discretion, that the access required by this

condition is not necessary for the care, maintenance, and fire suppression of an open space lot.

20. Prior to the recordation of a final map or any final unit map, the subdivider shall submit a landscaping plan for review and approval by the Director which provides for: (a) the installation and maintenance of an irrigation system and the planting of slopes in accordance with the County Grading Ordinance; and (b) the planting of street trees on all interior streets within the subdivision. The conditions, covenants, and restrictions ("CC&Rs") for the project shall provide for the continued maintenance of the irrigation system and planted slopes.
21. Prior to the recordation of a final map or any final unit map, the subdivider shall work with the Director and the Director of Public Works, to their satisfaction, to prepare any reports, studies, or other documents necessary to evaluate and form a lighting and maintenance district pursuant to the California Streets & Highways Code sections 22500, et seq., for the purpose of installing and maintaining landscaping and general lighting within the common and public areas of the subdivision. The subdivider shall be responsible for all costs associated with the formation of such district, and shall bond with Regional Planning or Public Works as necessary to ensure that such costs are paid if they will be incurred subsequent to the recordation of a final map or any final unit map. The Director may waive the requirements of this condition if, in the Director's sole discretion, the Director determines that the subdivider has provided other equivalent or better means for the installation and maintenance of landscaping and general lighting within the common and public areas of the subdivision, such as through CC&Rs or otherwise.
22. The subdivider shall comply with County Code section 21.32.195 with respect to the planting of trees within all single-family residential lots. Prior to the approval of a final map or any final unit map, the subdivider shall submit to the Director for review and approval a site plan or landscape plan depicting the location and species of each tree intended to be planted, and shall post a bond with Public Works, or provide other assurances to the satisfaction of the Director, ensuring that the planting of the required trees will occur.
23. Within three days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Public Resources Code section 21152. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 711.4. The subdivider shall pay the fee in effect at the time of the filing of the NOD, currently \$3,029.75 for an environmental impact report, plus a \$50 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

24. The conditions, changes, and/or mitigation measures set forth in the Final EIR, as revised in the Comparative Impact Analysis for Revised One-Acre Lot Tract Map, dated November 5, 2007, and the associated MMP are incorporated by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval prior to the recordation of a final map and/or each final unit map describing the status of the subdivider's compliance with the required project conditions, changes and/or mitigation measures.

The reports shall be submitted in the following sequence:

- A. Prior to or concurrent with a final map or final unit map which the subdivider submits to Regional Planning for review and approval.
 - B. Prior to or concurrent with the subdividers's submittal of a revised Exhibit "A" to Regional Planning for the purposes of obtaining a grading permit.
 - C. Prior to the issuance of any building permit for the project.
 - D. Prior to the issuance of any certificate of occupancy for the project.
 - E. As frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed.
25. Within 30 days following the final approval date of this grant, the subdivider shall deposit the sum of \$6,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.
26. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the CUP and Highway Realignment Case, which are incorporated by this reference, and all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.
27. Within 30 days following the final approval date of this grant, the subdivider shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. Prior to recordation, the subdivider shall submit a draft of the covenant to Regional Planning for review and approval.

28. The subdivider shall not obtain any grading permit for the project prior to the recordation of any final unit map, unless the subdivider submits a revised Exhibit "A" to Regional Planning for review and approval, and the Director determines that the proposed grading conforms to the conditions of this grant, and to the conditions of the CUP.
29. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the subdivider shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.
30. All development pursuant to this grant must be kept in full compliance with the County Fire Code, to the satisfaction of the County Fire Department.
31. All development pursuant to this grant shall conform to the requirements of the Public Works, to the satisfaction of said department.

Attachments:

Mitigation Monitoring Plan (Pages 1-12)

Subdivision Committee Reports (Pages 1-25)